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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110075956 DEEDWARR
Recvd: 12/01/11 16:08 2 pgs
Fees: 13.00 Taxes: 858.40

20111201-0093782

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December 2011.

Notary Public

MY COMMISSION EXPIRES: 9-22-2015

(AFFIX SEAL)

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin Crumley Jessica Crumley	SunTrust Mortgage, Inc.	173090A412.00CO
(NAME)	(NAME)	
1449 Alteras Circle	1001 Semmes Ave. RVW-5023	
(ADDRESS)	(ADDRESS)	
Nashville, TN . 37211	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Heather B. Brown and Shannon E. Brown, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kevin Crumley and Jessica Crumley, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 346, on the Plan of Lenox Village, Phase Five, as shown by plat appearing of record in Instrument No. 20050120-0007427, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Heather B. Brown and Shannon E. Brown, wife and husband by Warranty Deed dated 03/27/2006 of record in Instrument No. 20060328-0035281, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Taxes for the year 2011, and subsequent years, (2) The Plan of record in Instrument No. 20050120-0007427, (3) Master Deed Restrictions in Instrument No. 20020315-0032825 and as amended in Instrument No. 20040523-0062221, (4) Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Instrument No. 20020315-0032826, as amended in Instrument No. 20040526-0062220, and as corrected in Instrument No. 20050113-0005133, (5) Charter of the Homeowner's Association of record in Instrument No. 20020412-0045831, (6) Stormwater Detention Agreement of record in Instrument No. 20040305-0025146, and (7) Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument No. 20010918-0100849 and in Instrument No. 20010918-0100851, all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1449 Alteras Circle, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, _____.

Heather B Brown
Heather B. Brown

Shannon E. Brown

State of South Carolina
County of Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Heather B. Brown**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2011.

Linda L. Richardson
Notary Public
My Commission Expires: 1 June 2021

LINDA L RICHARDSON NOTARY PUBLIC STATE OF SOUTH CAROLINA JUNE 1, 2021

State of South Carolina
County of Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Shannon E. Brown**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of October, 2011.

Linda L. Richardson
Notary Public
My Commission Expires: 1 June 2021

LINDA L RICHARDSON NOTARY PUBLIC STATE OF SOUTH CAROLINA JUNE 1, 2021

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027