BILL GARRETT, Davidson County
Trans:T20120002250 DEEDWARR
Recvd: 01/10/12 12:06 3 pgs
Fees:18.00 Taxes:540.20
20120110-0002584

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Shawna A. Virginia 1049 Brookside Woods Avenue Hermitage, TN 37076	Wells Fargo Bank, N.A. 10401 Deerwood Park Blvd. Jacksonville, FL 32256-0505	075-12-0-B-073.00 O

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **William Drew Crosby and wife, Melanie R. Crosby**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Shawna A. Virginia**, **a single woman,** hereinafter called the Grantee, her successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, and being Lot No. 60 on the plan of First Revision, Phase Two, Section Three, Brookside Woods, of record as Instrument No. 200005120048125, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to William Drew Crosby and wife, Melanie R. Crosby, tenants by the entireties, by deed from Oscar Rubio and wife, Mattie Rubio, of record in Instrument No. 20060817-0101671, Register's Office for Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. Property taxes for 2012 are a lien, but not yet due and payable.
2. Restrictive Covenants of record in Book 10444, page 213; Book 11103, page 156 and Book 11453, page 900, said Register's Office.
3. All matters appearing on the plan of record in Instrument No. 200005120048125, said Register's Office.

4. Charter for Brookside Woods Homeowners Association of record in Book 10451, page 506, said Register's Office.
5. Right-of-way and Quitclaim Deed of record in Book 11450, page 112, said Register's Office.
6. Subject to any and all building and zoning regulations of city, county and state.
7. Any and all visible easements on and across subject property.

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, her successors and assigns, forever;

AND /WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors and 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.

This improved property is known as: 1049 Brookside Woods Blvd., Hermitage, TN 37076.

WITNESS MY HAND this 5th day of January, 2012, in Franklin, Tennessee.

WILLIAM DREW CROSBY

MELANIE R. CROSBY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, William Drew Crosby and wife, Melanie R. Crosby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 5th day of January, 2012.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

My Commission Expires: 7-6-15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $146,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 5th day of January, 2012, in Franklin, Tennessee.

NOTARY PUBLIC

My Commission Expires: 7-6-15

Thomas N. Jones
State of Tennessee
Notary Public
County of Williamson

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Crosby to Virginia.wd