BILL GARRETT, Davidson County
Trans:T20120024645 DEEDWARR
Recvd: 04/04/12 14:55 2 pgs
Fees:13.00 Taxes:129.50
20120404-0028834

Prepared by: Security Title & Escrow Co., LLC
1517 Hatcher Lane, Ste. A,
Columbia, Tennessee 38401

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Ohio Investments, LLC**, FIRST PARTY, which expression shall include successors and assigns, and **Deborah Crawford**, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY, with a Life Estate to James E. Gossett, the following described property:

Located in Davidson County, Tennessee and being Unit B 2000 10th Avenue North Townhomes of record according to Master Deed of record in Instrument # 200709170110966, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Unit.

Being the same property convyed to Ohio Investments, LLC by deed dated November 14, 2011 and recorded in Instrument 20111118-0090524, Register's Office of Davidson County, Tennessee.

Map & Parcel 081070C00200CO

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in the **DAVIDSON** County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 2 day of **April, 2012.**

Ohio Investments, LLC

By: _____
John B. Zitzner, Partner

STATE OF ~~TENNESSEE~~ OHIO

COUNTY OF ~~MAURY~~ CLARK

Personally appeared before me, the undersigned, **John B. Zitzner**, with whom I am personally acquainted, and who acknowledged that **he** executed the within instrument for the purposes therein contained, and who further acknowledged that **he** is a **Partner** of **Ohio Investments, LLC**, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 2 day of **April, 2012.**

My commission expires:
9/26/16

Notary Public

MITCHELL N. ARTIS
NOTARY PUBLIC
STATE OF OHIO
CLARK COUNTY
My Comm. Exp.
September 26, 2016

STATE OF TENNESSEE - MAURY COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ **35,000.00**.

Affiant

Subscribed and sworn to before me, this 3rd day of **April, 2012.**

My commission expires:
_____

Notary Public

MELISSIA DAWN DUGGER
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY
My Commission Expires March 18, 2014

NEW PROPERTY OWNERS:

Deborah Crawford

2000B Tenth Ave N.

Nashville, TN 37208

PERSON(S) RESPONSIBLE FOR TAXES:

SAME