WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-9552

Tonja Barron
State of Tennessee Notary Public
Williamson County

My commission expires November 21, 2012

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$182,750.00.**

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2012.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rachel E. Crenshaw	New Owner	**Map 118-04-0-B Parcel 129.00CO**
553 Rosedale Avenue, #129		
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Sarah J. Kurley and husband, Kevin Wild

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel E. Crenshaw and David C. Crenshaw, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 129 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

Being the same property conveyed to Sarah J. Kurley, an unmarried woman by Deed from Craighead Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080506-0046410, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20071120-0135916, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

Kevin Wild, spouse of the above named Sarah J. Kurley, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This instrument is being executed on behalf of Sarah J. Kurley and Kevin Wild, pursuant to a Power of Attorney executed by same on the 27th day of July, 2012, of record in Instrument No. 20120808-0070662**, Register's Office for Davidson County, Tennessee.**

This is improved (__X__) Unimproved (____) property, known as **553 Rosedale Avenue, #129, Nashville, TN 37211**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, their heirs 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.

BILL GARRETT, Davidson County
Trans:T20120058733 DEEDWARR
Recvd: 08/08/12 10:48 2 pgs
Fees:13.00 Taxes:676.18

20120808-0070663

Witness my/our hand(s) this **3rd** day of **August, 2012.**

Sarah J Kurley
Sarah J. Kurley

By: Sheree Domine attorney in fact 8/3/2012
Sheree Domine, Attorney in Fact

Kevin Wild
Kevin Wild

By: Sheree Domine attorney in fact 8/3/2012
Sheree Domine, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Sheree Domine,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for **Sarah J. Kurley and Kevin Wild,** and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sarah J. Kurley and Kevin Wild** for the purpose therein contained, by signing the name of **Sarah J. Kurley and Kevin Wild** by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **3rd** day of **August, 2012.**

My Commission expires: 2/24/13

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY