BILL GARRETT, Davidson County
Trans: T20120069090 DEEDWARR
Recvd: 09/13/12 14:52 2 pgs
Fees: 13.00 Taxes: 1048.21
20120913-0083338

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $283,300.00

Affiant

Subscribed and Sworn to before me, this 11th day of September, 2012.

Notary Public

My commission expires:
7-8-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Ioana Suvaina 1015 Clayton Avenue Nashville, TN 37204	SWBC MORTGAGE CORP. 9311 SAN PEDRO AVE. SUITE 100 SAN ANTONIO, TX 78216	118050B00300CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Kalyn Crosby f/k/a Kalyn F. Bowra,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Ioana Suvaina,** a married woman, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. "C" and the Private Elements of Unit No. "C" in the Horizontal Property Regime of Clayton Avenue Condominiums, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 10305, page 84, Register's Office for Davidson County, Tennessee, together with an undivided interest in the Common Elements appurtenant to said unit as set forth in said Master Deed to which plan reference is hereby made for a more complete description of such unit.

Being the same property conveyed to Kalyn F. Bowra by deed from Colin G. Crosby of record in Instrument No. 20090727-0070043, Register's Office for Davidson County, Tennessee.

Kalyn F. Bowra having since married and now being Kalyn Crosby.

Colin Crosby joins in this conveyance to convey any interest he may have as the husband of Kalyn Crosby.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 8250, Page 578, said Register's Office.

This is (x) improved ( ) unimproved property known as 1015 Clayton Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 11th day of September, 2012.

Kalyn Crosby by Samuel F. Anderson Attorney in fact

Kalyn Crosby
By Samuel F. Anderson
By Power of Attorney of record in Instrument No.
Register's Office for Davidson County, Tennessee

Colin Crosby by Samuel F. Anderson Attorney in fact

Colin Crosby
By Samuel F. Anderson

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

On September 11, 2012, before me personally appeared Samuel F. Anderson, to me known to be the person who executed the foregoing instrument in behalf of Kalyn Crosby and Colin Crosby and acknowledged that he executed same as the free act and deed of said Kalyn Crosby and Colin Crosby,for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of September' 2012.

My Commission Expires:

3-4-13

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC