WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120070812 DEEDWARR
Recvd: 09/20/12 09:11 2 pgs
Fees:13.00 Taxes:647.50
20120920-0085332

R-VRES-12-835

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Catherine Pagodale
Affiant

Subscribed and sworn to before me, this 17th DAY OF September 2012.

Notary Public

MY COMMISSION EXPIRES: 6/24/13
(AFFIX SEAL)

TRACEY HERRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jan Wolfe		
835 Battlefield (ADDRESS)	(NAME) NEW OWNER	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	118-06-0-A-010.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ROBERT SHANE CROCKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAN WOLFE AND HUSBAND, NEILE WOLFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN CONDOMINIUM APARTMENT IN DAVIDSON COUNTY, TN, DESCRIBED AS UNIT NO. 835 OF CAMPBELL GROVE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED IN NASHVILLE, TN, AS SHOWN AS EXHIBIT "A" TO THE FIRST AMENDMENT TO MASTER DEED FOR CAMPBELL GROVE CONDOMINIUMS, RECORDED IN BOOK 6553, PAGE 486, SAID REGISTER'S OFFICE, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 6400, PAGE 323 AS AMENDED IN BOOK 6553, PAGE 486 AND BOOK 8414, PAGE 856, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE APARTMENTS, PROPERTY, CO-OWNERS AND TENANTS OF CAMPBELL GROVE CONDOMINIUMS, CONDOMINIUM APARTMENTS CONTAINED IN THE MASTER DEED RECORDED IN BOOK 6400, PAGE 323 AS AMENDED IN BOOK 6553, PAGE 486 AND BOOK 8414, PAGE 856, AND BY-LAWS APPENDED THERETO, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, ARE INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO ROBERT SHANE CROCKER BY WARRANTY DEED FROM TANVI N. PATEL, UNMARRIED OF RECORD IN INSTRUMENT 20050404-0036544, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 31, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 196; BOOK 6400, PAGE 323, AMENDED IN BOOK 6553, PAGE 486 AND ADDENDUM THERETO IN BOOK 8414, PAGE 856; BOOK 6400, PAGE 340; BOOK 4309, PAGE 536 AND BOOK 4380, PAGE 452; BOOK 5462, PAGES 872, 875 AND 878, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 835 Battlefield, Nashville, Tennessee 37204
(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 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 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 my/our hand(s) this 17th day of September, 2012.

Robert Shane Crocker

STATE OF Tennessee
COUNTY OF Davidson

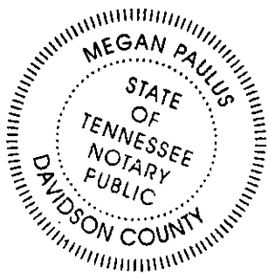
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Shane Crocker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2012.

Notary Public

My Commission Expires: 1-01-16

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903