BILL GARRETT, Davidson County
Trans:T20120078399 DEEDWARR
Recvd: 10/16/12 09:28 2 pgs
Fees:13.00 Taxes:333.00
20121016-0094594

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Elaine S. Van Cleave
Affiant

KATHLEEN A. TOMLINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Subscribed and sworn to before me, this 11th day of October, 2012.

Notary Public
My commission expires: 12-27-15

06-1209-74841

Address of New Owner:	Send Tax Bills to:	Tax Information
Elaine S. Van Cleave 212 Pepper Ridge Circle Antioch TN 37211	New Owner	149-05-0-A-212.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Willie C. Crosslin, Individually, and Connie S. Hartman, Trustee of the Willie C. Crosslin Living Trust Agreement uad June 19, 2012**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elaine S. Van Cleave**, hereinafter called the Grantees, their successors 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. 212, on the Plan of Phase Three, Pepper Ridge Condominiums, of record in Plat Book 7900, Page 42, as corrected in Plat Book 8163, Page 839, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Pepper Ridge Condominiums, a horizontal property regime established by Master Deed of record in Book 7466, Page 248; as amended in Book 7779, Page 48; Book 8026, Page 588; Book 8672, Page 17; and re-recorded in Book 8856, Page 867, said Register's Office.

Being the same property conveyed to William C. Crosslin and wife, Willie C. Crosslin by deed from Mary L. McDonald, dated May 30, 2000, recorded May 31, 2000, of record in Instrument No. 20000531-0054062, Register's Office for Davidson County, Tennessee. The said William C. Crosslin having since died.

Further being the same property conveyed to Connie S. Hartman, Trustee of the Willie C. Crosslin Living Trust Agreement by Quitclaim Deed from Willie C. Crosslin, a widow, dated June 19, 2012, recorded September 12, 2012, of record in Instrument No. 20120912-0082846, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 212 Pepper Ridge Circle, Antioch, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 12 day of October, 2012.

Willie C. Crosslin by Connie S. Hartman — Connie S. Hartman, Trustee

Willie C. Crosslin by Connie S. Hartman
As Attorney-In-Fact
as Attorney-In-Fact

Connie S. Hartman, Trustee
of the Willie C. Crosslin Living Trust
Agreement uad June 19, 2012

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named, Connie S. Hartman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument on behalf of Willie C. Crosslin as her attorney-in-fact, pursuant to the Power of Attorney recorded in Instrument No. 20120912-0082845, Register's Office for Davidson County, Tennessee, and acknowledged that (s)he executed the same as the free act and deed of Willie C. Crosslin as her Attorney-In-Fact.

Witness my hand this 12 day of October, 2012

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE, COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Connie S. Hartman, Trustee of the Willie C. Crosslin Living Trust Agreement uad June 19, 2012 , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 12 day of October, 2012.

Notary Public

My Commission Expires: 12-27-15

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15