WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

Angie McClanahan
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 6-28-15
(AFFIX SEAL)

APRIL G. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-CB-13-3116

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
Shayanne M. Crittenden	SAME (NAME)	
3116 Chateau Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		59-15-A-45.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 SANDRA R. GLENN AND LOUIS BURNETT, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAYANNE M. CRITTENDEN AND GAYLAND CRITTENDEN, WIFE AND HUSBAND", 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 146, CHATEAU VALLEY, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGES 893, 894 AND 895 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM SANDRA R. GLENN TO SANDRA R. GLENN AND LOUIS BURNETT, WIFE AND HUSBAND AS RECORDED ON THE 9TH DAY OF FEBRUARY, 2004 IN INSTRUMENT NO. 20040209-0015447 AND DEED FROM CUMBERLAND BUILDERS, INC., A TENNESSEE CORPORATION TO SANDRA R. GLENN, UNMARRIED AS RECORDED ON THE 27TH DAY OF APRIL, 1993 IN DEED BOOK 8927, PAGE 96, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6900, PAGE(S) 893, 894 AND 895 AND PUD BOUNDARY PLAT RECORDED IN PLAT BOOK 6900, PAGE 823, REVISED IN PLAT BOOK 6900, PAGE 847; BOOK 7835, PAGE 86; INSTRUMENT NO. 20060405-0039304, 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 3116 Chateau Valley Drive, Nashville, Tennessee 37207
(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.

BILL GARRETT, Davidson County
Trans:T20130025629 DEEDWARR
Recvd: 04/01/13 10:20 2 pgs
Fees:13.00 Taxes:517.63
20130401-0031174

Witness my/our hand(s) this 29th day of March, 2013.

Sandra R. Glenn

Louis Burnett

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sandra R. Glenn and Louis Burnett, 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 29th day of March, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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