WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00
BILL GARRETT, Davidson County Trans:T20130029127 DEEDWARR Recvd: 04/10/13 09:54 3 pgs Fees:18.00 Taxes:980.50 20130410-0035399	Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of April, 2013. Notary Public MY COMMISSION EXPIRES: 11-19-14 (AFFIX SEAL)

BEVERLY HARHAM NOTARY PUBLIC STATE OF TENNESSEE WEAKLEY CO. TN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harvey Crouch and Elise Crouch	Fifth Third Mortgage	131020H00900CO
(NAME)	(NAME)	
5145 Remington Drive	5001 Kingsley Dr	
(ADDRESS)	MD 1MOCBQ (ADDRESS)	
Brentwood, TN 37027	Cincinnati, OH 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Danny R. Martin and Kelly A. Martin. Husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Harvey Crouch and Elise Crouch, husband and wife**, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 4220, together with Parking Spaces(s) as specified on the Plat shown in the Master Deed, on the Plan of Hillsboro Quarters Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hillsboro Quarters Condominiums, of record under Instrument No. 20040421-0045569 and as amended as Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and 20050425-0045365, 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 Master Deed. Reference is hereby made to the plan of Hillsboro Quarters Condominiums, Phase I, for placement of Units and Parking Spaces, as shown on Exhibit "E" to the Master Deed of record under Instrument No. 20040421-0045569 and amended as Instrument No. 20040511-0054050, Instrument No. 20050110-0003192 and Instrument No. 20050425-0045365, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Danny R. Martin and Kelly A. Martin by deed from William B. Robers, an unmarried man, dated January 19, 2009 of record in Instrument No. 20090121-0005016, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved ☐ property, known as 4220 Hillsboro Pike Unit 4220, Nashville, TN 37215

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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.

Witness our hands this **8th** day of **April, 2013**

Danny R. Martin by Kelly A. Martin
Attorney-in-Fact

Kelly A. Martin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Kelly A. Martin**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **8th** day of **April, 2013**.

BEVERLY PARHAM
STATE OF TENNESSEE NOTARY PUBLIC
WEAKLEY CO. TN.

Notary Public

My commission expires:
11-19-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kelly A. Martin, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Danny R. Martin, as his Attorney In Fact, under Power of Attorney bearing Instrument No. 20130410-0035398 Register's Office for Davidson County, Tennessee and who acknowledged the execution of the same to be the free act and deed of Danny R. Martin, under said Power of Attorney.

Witness my hand and official seal at office in Franklin, Tennessee, this the 8th day of April, 2013.

BEVERLY PARHAM
STATE OF TENNESSEE
NOTARY PUBLIC
WEAKLEY CO.

Beverly Parham
Notary Public

My Commission Expires:
8-14