BILL GARRETT, Davidson County
Trans:T20130030180 DEEDWARR
Recvd: 04/12/13 12:42 2 pgs
Fees:13.00 Taxes:1183.48

20130412-0036517

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $319,860.00 (Three Hundred Nineteen Thousand Eight Hundred Sixty).

AFFIANT

Subscribed to and sworn before me this 9th day of April, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES (NOTARY SEAL)

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Cynthia Cruse and Todd R. Cruse 3704 Estes Road #O Nashville, TN 37215	Same as the new owner	116120A01400CO

WARRANTY DEED

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, I/WE, **KRISTE L. GOAD, UNMARRIED**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **CYNTHIA CRUSE, married AND TODD R. CRUSE, married, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 14 of the Estes Glen Residential Condominium, Phase V, 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 Estes Glen Residential Condominiums, of record in Book 4923, Page 411, and as amended in Book 4927, Page 793, and in Book 5239, Page 922, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 4923, page 450, said Register's Office, also included in an unencumbered undivided one-seventeenth (1/17th) or 5.882% of all the general common elements as described and set forth in said Master Deed. Reference is hereby made to the plan of Estes Glen Residential Condominiums, of record in Book 5190, page 47, said Register's Office, for a more complete identification and description of such Unit; the carport adjacent to Unit No. 14, as shown on the Plat aforesaid; any part of open space shown on the Plat aforesaid clearly delineated by independent use adjacent to and in connection with the use of the foregoing.

Being the same property conveyed to Kriste L. Goad, a married woman, by Deed of record in Instrument Number 20071220-0146170, Register's Office for Davidson County, Tennessee. HAVING SINCE DIVORCED.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **3704 ESTES ROAD #O** **NASHVILLE,TN37215**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

WITNESS, this 9th day of April, 2013

Kriste L. Goad

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 9th day of April, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Kriste L. Goad** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 9th day of April, 2013.

Notary Public

Commission Expires: _____

JEFFEREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016