BILL GARRETT, Davidson County
Trans:T20130034816 DEEDWARR
Recvd: 04/29/13 09:56 2 pgs
Fees:13.00 Taxes:662.30

20130429-0042122

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130300243

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 19th day of April, 2013

Notary Public

RACHELLE CAUDILL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MY COMMISSION EXPIRES: 9/22/14

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

| ADDRESS OF NEW OWNER AS FOLLOWS : | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| THOMAS J. CROUSE, III | MAGNA BANK | 136-05-OA-036.00 |
| 2934 HARBOR LIGHTS DRIVE | 6525 QUAIL HOLLOW RD, STE 300 | |
| NASHVILLE, TN 37217 | MEMPHIS, TN 38120 | |

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,

**JOHN WAYNE SCOTT, SUCCESSOR TRUSTEE OF THE EVELYN FRESE REVOCABLE LIVING TRUST, DATED 12/29/2002**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**THOMAS J. CROUSE, III AND TALIA ELAINE CROUSE, 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:

**LAND in Davidson County, Tennessee, being Lot No. 132 on the Plan of Bayview Estates, Phase One, First Revision, of record in Plat Book 9700, Page 920, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.**

**BEING the same property conveyed to Evelyn Frese, Trustee of the Evelyn L. Frese Revocable Living Trust dated December 29, 2002, by Warranty Deed from Brian Palmer, dated 11/16/05 and recorded 11/17/05 in Instrument Number 20051117-0139232, Register's Office for Davidson County, Tennessee. The said Evelyn Frese having since died on December 5, 2011, leaving Successor Trustee as John Wayne Scott.**

**This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.**

This is improved ( X) property known as **2934 HARBOR LIGHTS DRIVE, NASHVILLE, TN 37217**
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, 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 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 19th day of April, 2013.

**JOHN WAYNE SCOTT, SUCCESSOR TRUSTEE OF THE EVELYN FRESE REVOCABLE LIVING TRUST, DATED 12/29/2002**

STATE OF ARIZONA

COUNTY OF Maricopa

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOHN WAYNE SCOTT, SUCCESSOR TRUSTEE OF THE EVELYN FRESE REVOCABLE LIVING TRUST, DATED 12/29/2002 the bargainor(s) 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 at Paradise Valley, Arizona, this 19th day of April, 2013.

Commission Expires: 11-23-15

Notary Public

JACKIE DEANER
Notary Public - Arizona
Maricopa County
My Comm. Expires Nov 23, 2015