Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood. TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd
Suite 203A
Nashville, Tennessee 37215

CRT File No. 13060016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is geater, for this transfer is: $145,000.00.

Affiant

Subscribed and sworn to before me, this10th day of June, 2013.

Notary Public
My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chris Cravens and Stacey Cravens 700 Church Street #606 Nashville TN 37203	Chris Cravens and Stacey Cravens 554 Willowbrooke Dr. Manchester, TN 37355	Tax Parcel ID No. 093052B03800CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tracy Jobin now known as Tracy McGrane, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chris Cravens and Stacey Cravens, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 606, BENNIE DILLON CONDOMINIUM, as established under Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument Nos. 20060801-0093636, 20110513-0036910, 20120927-0087986 and 20121217-0116226, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tracy Jobin by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065161, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 9208, Page 613.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BENNIE DILLON, A CONDOMINIUM of record in Instrument No. 20051215-0150617, as amended by instrument(s) of record in Instrument Nos. 20060801-0093636, 20110513-0036910, 20120927-0087986 and 20121217-0116226; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Bennie Dillon Condominium Association, Inc. recorded at Instrument No. 20051215-0150618.

BILL GARRETT, Davidson County
Trans:T20130049209 DEEDWARR
Recvd: 06/12/13 10:47 2 pgs
Fees:13.00 Taxes:536.50
20130612-0059740

Easement recorded at Instrument No. 20120607-0050013.

Attorney's Certificate recorded at Instrument No. 20051215-0150619.

Window Sills Overhang as set out in Book 1380, Page 174.

Memorandum of Lease recorded in Book 11011, Page 123, assigned in Book 11011, Page 128, Assignment and Assumption recorded in Book 11477, Page 85 and Instrument No. 20050420-0044175 (as to Parking Garage).

This is improved property located at 700 Church Street #606 Nashville TN 37203.

Stuart McGrane, husband of Tracy McGrane, joins in this instrument to convey any and all interest in said property, marital or otherwise.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of June, 2013.

Tracy McGrane

Stuart McGrane

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracy McGrane and Stuart McGrane, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014