RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133383

BILL GARRETT, Davidson County
Trans:T20130070477 DEEDWARR
Recvd: 08/15/13 13:10 2 pgs
Fees:13.00 Taxes:429.20
20130815-0085953

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of August, 2013.

NOTARY PUBLIC

My commission expires: 10/30/16

TONJA BARRON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 0128?-16133

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda E. Crisp 5510 Country Drive #126 Nashville, TN, 37211	New Owner	162090A12600CO

FOR AND IN CONSIDERATION of the sum of One Hundred Sixteen Thousand and 00/100 Dollars ($116,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **ALTHEA CARABI-PENIX, JOINED BY HER HUSBAND, CHRIS WHITTAKER,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **AMANDA E. CRISP, AN UNMARRIED WOMAN,** hereinafter called the Grantee, her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A certain Condominium Apartment in Davidson County, Tennessee described as follows:

Being Townhouse #126, Building #2 on the plan of Hickory Valley Condominiums, Phase 2 of record in book 4460, Page 133, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of Unit #126, in Hickory Valley Condominiums, a Horizontal Property Regime, located in Davidson County, Tennessee, and described in a Master Deed recorded in Book 4659, page 32, and clarified in Book 4937, page 429, Register's Office for Davidson County, Tennessee, to which reference is hereby made and further described on the plat appended thereto as Exhibit B. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hickory Valley Condominiums, contained in the Master Deed and By-Laws appended thereto, recorded in Book 4659, page 32, and clarified in Book 4937, page 429, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same though copied herein.

Being the same property conveyed to Althea Carabi-Penix, by Quitclaim Deed from Jethra Penix, dated 8/2/2005, recorded 8/15/2005, of record in Instrument 210050815-

0096306, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 5510 Country Drive, Apt. 126, Nashville, TN 37211.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, her heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of August, 2013.

ALTHEA CARABI-PENIX

CHRIS WHITTAKER

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Althea Carabi-Penix and Chris Whittaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 12 day of August, 2013.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

Notary Public

Leslie Garside
Printed Notary Name

My commission expires: 12/23/2014