

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 309,900.00

Affiant

Subscribed and sworn to before me, this 27th day of November, 2013.

Notary Public

My commission expires: 11-3-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TROY R. CRABTREE	Franklin American Mtg.	**085040A02000CO**
4140 STONE HALL BLVD	501 Corporate Centre Dr #400	
HERMITAGE, TN 37076	Franklin Tn 37067	

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 ACKNOWLEDGE, WE,

JOHN SANZO and CONDRA SANZO, HUSBAND AND WIFE

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

TROY R. CRABTREE AND WIFE, TERI CRABTREE

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 Lot No.20 on the plan of The Reserve at Stone Hall (formerly Evensong at Ravenwood), Phase 1, Section 1A, a planned unit development, of record in Instrument No. 20091005-0092019, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot

BEING THE SAME PROPERTY CONVEYED TO JOHN SANZO AND CONDRA D. STEPHENS, BOTH UNMARRIED, BY WARRANTY DEED FROM ROBERT HUCK, UNMARRIED, DATED 01/05/2001 AND RECORDED ON 01/06/2011 IN INSTRUMENT NUMBER 20110106-0001694, SAID REGISTER'S OFFICE FOR SAID COUNTY. CONDRA D. STEPHENS IS NOW KNOWN AS Condra Sanzo.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4140 STONE HALL BLVD, HERMITAGE, TN 37076.

BILL GARRETT, Davidson County
Trans:T20130102227 DEEDWARR
Recvd: 12/05/13 11:12 2 pgs
Fees:13.00 Taxes:1146.63
20131205-0123964

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 in 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 my/our hand(s) this 27th day of November, 2013.

JOHN SANZO
BY: CONDRA SANZO
HIS ATTORNEY IN FACT

CONDRA SANZO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, CONDRA SANZO AS AN INDIVIDUAL AND AS ATTORNEY IN FACT FOR JOHN SANZO, the within named Grantor(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, at office, this 27th day of November, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY