File 25776-8 Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy Miller Ambrus Clinton Miller Bonnie Miller	BB & T	104160D00500CO
(NAME)	(NAME)	
2218 Belmont Blvd #102	223 West Nash Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Wilson, NC 27893	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Rick Crump and wife, Cathy K. Crump**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy Miller, as to an undivided 99% interest (the "Individual Interest"), and Ambrose Clinton Miller and Bonnie Miller, as tenants by the entirety, as to an undivided 1% interest (the "Entirety Interest"), the said Individual Interest and Entirety Interest, as they relate to each other, being held as joint tenants with right of survivorship**, 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 Unit No. 5 of Belmont Lofts, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Properly Act as the same is set out in Section 66-27-101 et seq., of the Tennessee Code Annotated, and as established under the Master Deed of Belmont Lofts, of record in Instrument 20051028-0130475, Register's Office for Davidson County, Tennessee, including but without limitation the By-Laws appended thereto and depicted in Exhibit C, and more particularly described on the Plat which is also appended thereto and depicted in Exhibit D to the said Master Deed; this conveyance is made together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the said Master Deed.

Being the same property conveyed to Rick Crump and wife, Cathy K. Crump by Warranty Deed dated 12/15/2011 from Darcy Cotten, unmarried of record in Instrument 20111216009796S, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is unimproved ☐
improved ☒

property, known as **2218 Belmont Blvd #102, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20140019815 DEEDWARR
Recvd: 03/25/14 11:47 2 pgs
Fees:13.00 Taxes:1295.00
20140325-0024406

Witness our hands this 21st day of March, 2014.

Rick Crump

Cathy K. Crump

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rick Crump and wife, Cathy K. Crump, the bargainors, 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 official seal at Nashville, Tennessee this 21st DAY OF MARCH, 2014.

Commission expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public