THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

BILL GARRETT, Davidson County
Trans:T20140025578 DEEDWARR
Recvd: 04/16/14 08:46 2 pgs
Fees:13.00 Taxes:455.10
20140416-0031609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value, whichever is greater, for this transfer is $123,000.00.

Affiant

Subscribed and sworn to before me this the 15 day of April, 2014.

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ben Anderson Flatt, Sr. and Ben Anderson Flatt, Jr. 2028 Shaylin Loop Antioch, Tennessee 37013	New Owners 6780 Autumn Oaks Dr. Brentwood, TN 37027	Map 173-05-0A Parcel 072.00CO

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Lara S. Craig and husband, Christopher D. Craig,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ben Anderson Flatt, Sr. and Ben Anderson Flatt, Jr.,** *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:

**unmarried
* married

BEING all of Lot No. 72 (Seventy-Two) on the Plan of Barnes Crossing, a Planned Unit Development, as shown on Exhibit A to the Master Deed of record in Instrument No. 20050721-0084791, as re-recorded in Instrument No. 20050805-0092480, and as amended of record in Instrument No. 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

This conveyance is made subject to Master Deed and By-Laws of record in Instrument Number 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938; Easement to Metro of record in Instrument Number 20050721-0084791, and of record in Instrument Number 20050811-0095171; Charter of Home Owners Association included in a Master Deed a Exhibit B; Planned Unit Development Boundary of record in Instrument Number 20050128-0010427; all plat and survey matters shown on the Exhibit A in said Master Deed of record in Instrument Number 20050721-0084791, as re-recorded of record in Instrument Number 20050805-0092480, and as amended of record in Instrument Number 20051114-0136938; all of said Register's Office.

Being the same property conveyed to Lara S. Craig and husband, Christopher D. Craig, by Larry D. Craig, Trustee, of record in Instrument No. 20090817-077364, Register's Office for Davidson County, Tennessee. Further being the same property as originally conveyed to Lara A. Senkbeil, unmarried, by deed from Old South Properties, Inc. in Instrument No. 20070619-0072914, said Register's Office. The said Lara A. Senkbeil having since married, now being Lara S. Craig.

This is the same legal description as set forth on the previous deed of record.

This conveyance is subject to any and all existing easements, covenants and restrictions of record.

This is improved property known as 2028 Shaylin Loop, Antioch, Tennessee 37013.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, except as set forth above, 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 GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 14th day of April, 2014.

LARA S. CRAIG

CHRISTOPHER D. CRAIG

STATE OF TENNESSEE
COUNTY DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Lara S. Craig and husband, Christopher D. Craig, 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 seal at Nashville, Tennessee, this 14th day of April, 2014.

NOTARY PUBLIC

My Commission Expires: 10-28-2015

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.