WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140032212 DEEDWARR
Recvd: 05/09/14 09:45 2 pgs
Fees: 13.00 Taxes: 865.80
20140509-0039688

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF May, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Richard Husband, Jr.	SWBC Mortgage	Map 128-12-A
(NAME)	(NAME)	
320 Old Hickory Boulevard Unit 3005	9311 San Pedro, Suite 100	Parcel 19 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(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, I, **SELENA B. CRAWFORD, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLARD RICHARD HUSBAND, JR. AND GEORGANNA HUSBAND, HUSBAND AND WIFE,** 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. 3005, Building No. 17, on the Plan of Section 17, Phase 1D, Eagle Ridge at the Reserve, as shown in Exhibit "A" to the Master Deed of Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and Bylaws, of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 34 to the Master Deed of record in Instrument No. 20040716-0084978, Instrument No. 20040716-0084987, re-recorded in Instrument No. 20070102-0000519, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Selena B. Crawford, Unmarried, by deed dated August 13, 2009 from Jeffrey G. Taylor and Miranda Taylor, Husband and Wife, of record in Instrument #20090817-0077144, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing in the Master Deed and Bylaws of record in Instrument No. 20011011-0110875, as Supplemented and Amended by Supplement and Amendment No. 34 to the Master Deed of record in Instrument No. 20040716-0084978, Instrument No. 20040716-0084987, re-recorded in Instrument No. 20070102-0000519, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Boulevard Unit 3005, Nashville, TN 37221

(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.

Witness my hand this 7 day of May, 2014.

Selena B. Crawford

Selena B. Crawford

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 Selena B. Crawford, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of May, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public