This document prepared by (and after recording return to):		
Name:	**William Davis, Attorney, P.C.**	
Address:	**219 Ward Circle, Ste 5**	
City, State, Zip:	**Brentwood, TN, 37027**	
Phone:	**615-369-0039**	

BILL GARRETT, Davidson County
Trans:T20140034642 DEEDWARR
Recvd: 05/19/14 10:10 3 pgs
Fees:18.00 Taxes:643.80
20140519-0042724

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mary Jane Crouch,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Alexander Burco Givant**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 20, on the plan of Phase 1, Brentwood Villa, as shown on plat of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 5, and further established by Master Deed of record in Book 6923, Page 943, as amended in Book 7035, Page 115 and Book 7423, Page 574, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.

Being the same property conveyed to Donald Ed Mayfield by Warranty Deed dated 07/25/2000 from Fernando F. Segovia and wife, Elena Olazagasti-Segovia of record in Instrument 200007260073851, Register's Office for Davidson County, Tennessee, as corrected by Correction Deed of record in Instrument 20140519-0042723, said Register's Office. The said Donald Ed Mayfield a/k/a Donald Edward Mayfield having since died intestate on 03/08/2014 leaving Mary Jane Crouch as sole heir(s) at law as evidenced in File/Docket #14P623, in the of the Clerk for the Probate Court, for Davidson County, Tennessee.

Map & Parcel: 171020A02000CO

This property is known as: **131 Villa View Ct., Unit 20, Brentwood, TN 37027**

SUBJECT to Provisions of the Tennessee Condominium Act of 2008, TN Code Annotated, Sections 66-27-201 et seq., Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 13 day of May, 2014.

Mary Jane Crouch
Mary Jane Crouch -Grantor

STATE OF LOUISIANA
PARISH ~~COUNTY~~ OF EAST BATON ROUGE

Personally appeared before me, the undersigned, a Notary Public in and for said PARISH ~~County~~ and State, Mary Jane Crouch, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 13 day of May, 2014.

Neil G. Ferrari
NOTARY PUBLIC
NEIL G. FERRARI
#9172

My Commission Expires:
AT DEATH

NEIL G. FERRARI NOTARY PUBLIC EAST BATON ROUGE PARISH, LA

Grantee(s) Name, Address:	Send Tax Statement To:
Alexander Burco Givant	New Owner
131 Villa View, Unit 20	
Brentwood, TN 37027	

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$174,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 15th day of May, 2014.

Affiant

(Seal)

JOEY SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires November 17, 2014

Notary Public

My commission expires: