BILL GARRETT, Davidson County
Trans:T20140034773 DEEDWARR
Recvd: 05/19/14 13:53 2 pgs
Fees:13.00 Taxes:980.46

20140519-0042904

WARRANTY DEED

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,990.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **12th** day of **May, 2014**

Notary Public

MY COMMISSION EXPIRES: 8/28/2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery A Stokes and Anna Elizabeth A Stokes	Franklin American Mortgage Company	116-03-0F-021.00-CO
(NAME)	(NAME)	
216 Westchase Drive	501 Corporate Centre Drive Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Ryan E Crowley,** * hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffery A Stokes and Anna Elizabeth A Stokes, 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:

*single

Land in Davidson County, Tennessee, being Unit No. 216 on the Plan of Phase I, WESTCHASE, of record in Plat Book 5200, page 578, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Westchase Condominium, a horizontal property regime established by Master Deed of record in Book 6097, page 266, amended in Book 6112, page 677, Book 6341, page 380 and Book 6866, page 362, said Register's Office.

BEING the same property conveyed to Ryan E. Crowley by deed dated April 16, 2007 from Blake William Henderson, Trustee of the Blake William Henderson Revocable Living Trust Agreement dated March 27, 1995 and amended by First Amendment dated May 7, 2002 and filed of record April 19, 2007 in Instrument No. 20070419-0046984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 216 Westchase Drive, Nashville, TN 37205

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, has 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 our hands this **12th** day of **May, 2014**

Ryan E Crowley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Ryan E Crowley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **12th** day of **May, 2014**

Notary Public

My commission expires: 8-19-2014

SUSAN L. HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON