BILL GARRETT, Davidson County
Trans:T20140049152 DEEDWARR
Recvd: 07/10/14 09:31 2 pgs
Fees:13.00 Taxes:1017.50

20140710-0060674

**Prepared By & Return To:**
Tennessee Title & Escrow Affilates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Tracey Perry
Affiant

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 3rd day of July, 2014

Notary Public
Commission Expires: 3/24/17

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| David Crawford<br>916A Spain Avenue<br>Nashville, TN 37216 | NEW OWNER. | 07209016000 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charlie Three, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **David Crawford,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A, 916 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20140113-0003230, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Charlie Three, LLC, a Tennessee limited liability company by Warranty Deed from Robert Bardill and wife, Lynn Bardill, recorded on January 9, 2014 in Instrument Number 20140109-0002317, Register's Office for Davidson County, Tennessee.

This property is improved property known as **916A Spain Avenue, Nashville, TN, 37216**

This conveyance is subject to the following: Subject to Declaration of Covenants, Conditions and Restrictions for 916 Spain Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Numbers 20140109-0002318 and 20140113-0003230, Register's Office for Davidson County, Tennessee

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 so 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 3rd day of July, 2014.

Charlie Three, LLC, a
Tennessee limited liability company

By: _____
Britnie Turner
Its: Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Britnie Turner Manager for Charlie Three, LLC,** the within named bargainor, **a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such Manager.

Witness my hand and official seal at this 3rd day of July, 2014.

_____
Notary Public

My Commission expires: 11/3/15

FILE NO: 2014063135

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON