BILL GARRETT, Davidson County
Trans:T20140055865 DEEDWARR
Recvd: 08/01/14 08:26 2 pgs
Fees:13.00 Taxes:328.93

20140801-0068685

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-6005

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 88,900

D. Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st DAY OF July, 2014.

Lynne Ward
Notary Public

Commission Expiration: 2/28/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Kristen E. Carney 810 Bellevue Road #236 Nashville, TN 37221	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37221	142060B23600CO

WARRANTY DEED

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, WE,

Mark S. Crawford and wife, Jennifer Crawford

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kristen E. Carney, an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium apartment in Davidson County, Tennessee, being Building No. 38, unit No. 236, together with Garage No. 3, on the plan of "Peppertree", Creekside Meadows Condominiums, of record in Book 4675, pages 128, 129, and 130, Register's Office for said county, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mark S. Crawford from Jerry Dean Boyte and wife, Betty S. Boyte by deed dated 03/06/2000 filed for record on 03/08/2000 in Instrument 200003080024118, in the Register's Office for Davidson County Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 810 Bellevue Rd., Apt. 236, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her 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, 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 GRANTEE, her 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 21 day of July, 2014.

Mark S. Crawford

Jennifer Crawford

STATE OF TENNESSEE -
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mark S. Crawford and wife, Jennifer Crawford**, 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 official seal at Washville, Tennessee this 21 day of July, 2014.

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY