AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
9021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20140057751 DEEDWARR
Recvd: 08/07/14 10:15 2 pgs
Fees:13.00 Taxes:899.10
20140807-0071108

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Andrew T. Crane		104 06 0G 002.00 CO
(NAME) 102 Fairmont Place	(NAME) Farmington Mortgage	
(ADDRESS) Nashville, TN 37203	(ADDRESS) 2002 Richard Jones Rd Ste 300A Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Three Thousand And No/100 Dollars ($243,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Michael Botti and wife, Marguerite Botti**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew T. Crane**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A condominium apartment in Davidson County, Tennessee, being Unit No. 102 of Fairmont Square I '8 Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan of record in Book 6250, page 310, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Michael Botti and wife, Marguerite Botti by Limited Warranty Deed from South Pacific Island, L.P. dated June 15, 2007 of record in Instrument No. 20070618-0072624, 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 102 Fairmont Place, Nashville, TN 37203

File Number: FRN-140775

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 31ST day of JULY, 2014.

Michael Botti

Marguerite Botti

STATE OF NEW YORK

COUNTY OF KINGS

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, Michael Botti and wife, Marguerite Botti, the within named bargainor, 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, this the 31ST of JULY, 2014.

Agata Leszczynski

Notary Public

My Commission Expires:

(SEAL)

AGATA LESZCZYNSKI
Notary Public, State of New York
No. 01LE6235316
Qualified in Kings County
Commission Expires February 7, 2015

File Number: FRN-140775