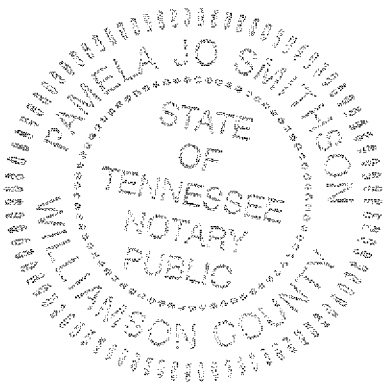
**Prepared By & Return To:**
Clarity Title, LLC
100 Hazel Path Suite C
Hendersonville, T N 37075
14-7012




STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF August, 2014.

Notary Public

Commission Expiration: 3/20/18

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**ADDRESS OF NEW OWNER:**
**Ashley Pasquariello**
**2852 Paddle Wheel Drive**
**Nashville, TN 37214**

**SEND TAX BILLS TO:**
New owner

**MAP-PARCEL:**
**062020B07300CO**

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## 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,

**Daniel Crews and wife, Tiffany Crews**

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

**Ashley Pasquariello, an unmarried woman and Lotez Thompson, an unmarried man, as tenants in common with rights of survivorship**

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:

**Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Abbington Park, Phase One, Section Two, a Planned Unit Development, as of record in Instrument No. 20030922-0139712 and in Instrument No. 20031006-0146904, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Daniel J. Crews and wife, Tiffany Crews from Beazer Homes Corp. d/b/a Phillips and Builders by deed dated 03/25/2004 filed for record on 03/28/2004 in Instrument No. 20040326-0034073, 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

Davidson County DEEDWARR
Recvd: 08/18/14 11:18 3 pgs
Fees:18.00 Taxes:653.05
20140818-0074511

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantees herein.

This is improved property known as **2852 Paddle Wheel Drive, Nashville, TN 37214**

**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, 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 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 my hand this 12 day of August, 2014

**Daniel Crews**

**Tiffany Crews**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel Crews and Tiffany Crews**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 12 day of August, 2014.

Notary Public

My Commission Expires
March 20, 2018

Commission Expiration: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

# True Copy Certification

I, Cassie Lovorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cassie Lovorn
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Pamela Jo Smithson
Notary's Signature

My Commission Expires: 3/20/18

