AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

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

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

G-VRES-14-52

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Letoia D. Jenkins-Crozier and Ronald E. Crozier, Jr.	New Owner	
(NAME)	(NAME)	**157-08-0A-015.00**
52 Haverhill Ct		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **LAURENCE HOWARD, III AND JANE ELIZABETH HOWARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **LETOIA D. JENKINS-CROZIER AND RONALD E. CROZIER, WIFE AND HUSBAND,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 15 on the Plan of Third Revision, Middleton of record in Plat Book 6900, Page 900, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Laurence Howard, III and wife, Jane Elizabeth Howard by deed from Classic Design Homes, Inc. of record in Instrument No. 200007250073419 Register's Office for Davidson County, Tennessee, dated July 20, 2000 and recorded on July 25, 2000.

This conveyance is subject to:
- Taxes for the year 2014 and subesequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 900, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6522, Page 212, Book 7119, page 345 and Book 9816, page 844, Book 10714, page 744, Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Instrument Number 20010327-0028930, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **52 Haverhill Ct , Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(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.

BILL GARRETT, Davidson County
Trans:T20140061312 DEEDWARR
Recvd: 08/19/14 14:38 2 pgs
Fees:13.00 Taxes:2960.00
20140819-0075374

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2014.

Laurence Howard, III

Laurence Howard, III

Jane Howard

Jane Elizabeth Howard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURENCE HOWARD, III AND JANE ELIZABETH HOWARD, the within named bargainor, 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, this the 15th of August, 2014.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)



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Nashville, TN 37212