Prepared by:
Record and Return to:

Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140073467 DEEDWARR
Recvd: 09/30/14 14:15 2 pgs
Fees:13.00 Taxes:1091.50

20140930-0090172

R-VRES-14-206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

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)
Eric D. Crawford and Katherine R. Crawford	**Pinnacle Bank**	
(NAME)	(NAME)	
206 Ashlawn Court	**150 3rd Ave South, Ste 900**	**131-06-0-G-206.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37201**	
(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 **RODNEY L. VANWAGONER AND TAMARA J. VANWAGONER, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ERIC D. CRAWFORD**, married 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 Unit 206, BURTON HILLS, VILLAGE OF ASHLAWN, as established under Exhibit "B" of Master Deed of record in Book 7076, Page 696, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Rodney L. Van Wagoner and wife, Tamara J. Van Wagoner by Warranty Deed from Carrera Properties III, LLC, a Wyoming close limited liability company, recorded on the 30th day of March, 2004 in Instrument No. 20040330-0035702, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.
- Instrument recorded in Book 7076, Page(s) 696, said Register's Office.
- Charter of Burton Hills Village of Ashlawn Council, Inc. recorded in Book 7154, Page 239, said Register's Office.
- Master Deed establishing BURTON HILLS, VILLAGE OF ASHLAWN Condominium of record in Book 7076, Page 696, said Register's Office.
- Easement for Broadband Communications, recorded in Instrument No. 20140902-0079895, said Register's Office.
- Easement for Sewer/Storm Drainage, recorded in Book 3702, Page 250 and Book 4298, Page 491, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **206 Ashlawn Court, 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.

Witness my/our hand(s) this the 26th DAY OF SEPTEMBER, 2014.

Rodney L. VanWagoner by John Gleaves as Attorney in Fact

Tamara J. VanWagoner by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RODNEY L. VANWAGONER AND TAMARA J. VANWAGONER, and who acknowledged he/she/they executed the same as the free act and deed of the said RODNEY L. VANWAGONER AND TAMARA J. VANWAGONER.

Witness my hand and official seal, this the 26th of September, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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