

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: Jan 11, 2016
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/16/14 07:54 3 pgs
Fees:18.00 Taxes:1035.63
20141016-0095407

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Seth H. Crosby and Emily S. Crosby, husband and wife	~~Pinnacle Financial Partners~~ CMC Funding, Inc.	147 02 0 112.00
(NAME)	(NAME)	
420 Coventry Drive	804 Green Valley Rd. Ste 104	
(ADDRESS)	(ADDRESS)	
Nashville 37221	Greensboro, NC 27408	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Nine Thousand Nine Hundred And No/100 Dollars ($279,900.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Donna C. Garay and husband, Geovanni E. Garay**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Seth H. Crosby and Emily S. Crosby, husband and wife**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Being Lot No. 162 on the Plan of Abbay Hall Section II, of record in Book 2331, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
Being the same premises conveyed to Donna C. Garay and husband, Geovanni E. Garay by Warranty Deed from Mark Atkinson Trust dated July 28, 2006 and recorded August 8, 2006 as Instrument No. 20060808-0097292, in said 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 420 Coventry Drive, Nashville, TN 37221

File Number: GRN-141207

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 15th day of October, 2014.

Donna C. Garay

Geovanni E. Garay by Donna C. Garay, Attorney In Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Donna C. Garay within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2014.

Notary Public

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

My Commission Expires:

(SEAL)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared **Donna C. Garay**, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of **Geovanni E. Garay**, and who acknowledge that she executed the same as the free act and deed of the said Geovani E. Garay, by virtue of a Power of Attorney, duly executed and appearing of record in Book _____, Page _____, said Register's Office.

20141016-0095406

WITNESS my hand and official seal at Nashville, Tennessee this 15th day of October, 2014..

NOTARY

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

MY COMMISSION EXPIRES:

File Number: GRN-141207

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

Sheri Engel
Signature

State of Tennessee
County of Williamson

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County