WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Richard V. Crume
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN L. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

G-VRES-14-0310

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)
Richard V. Crume and Yoko S. Crume	SUNTRUST MORTGAGE INC.	
(NAME)	(NAME)	
310 Van Buren Street	901 SEMMES AVE.	**082090J31000CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	RICHMOND, VA 23224	
(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 **CHALEY BROOK AYERS F/K/A CHARLOTTE AYERS, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD V. CRUME AND YOKO S. CRUME, HUSBAND AND WIFE,** 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 No. 310 on the Master Deed establishing The Morgan Park Place Condominiums, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101-103, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record as Instrument No. 20050831-0104621, amended as Instrument No. 20051110-0136248 and further amended in Instrument No. 20060516-0057286, Assignment of Declarants Rights of record in Instrument No. 20150102-0000052, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Map of the Nashville Horticultural Society Plan of record in Plan Book 2, Page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Charlotte Ayers, unmarried by Warranty Deed from Lawrence Bros. LLC, a Tennessee limited liability company, recorded on the 13th day of November, 2007 in Instrument No. 20071113-0132855, in the Register's Office of Davidson County, Tennessee.

Charlotte Ayers is now known as Chaley Brook Ayers. The said Charlotte Ayers and Chaley Brook Ayers are one and the same person.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2, Page(s) 30 (Chancery Court), Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions for Phillips-Jackson Redevelopment recorded in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069.
- Charter of Morgan Park Place Condominium Association, Inc. recorded at Instrument No. 20051114-0137058.
- Easement for Sanitary Sewer/Storm Drainage, Water Mains, Pumps and Appurtenances recorded at Instrument No. 20100112-0002819.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE MORGAN PARK PLACE Condominium of record in Instrument No. 20050831-0104621 , as amended by instrument(s) of record in Instrument Nos. 20051110-0136248, 20060516-0057286, 20061023-0131222, 20070402-0038744, 20070724-0087901, 20071010-0120740, 20100622-0048863, 20140408-0029304, Affidavit recorded at Instrument No. 20140425-0035118 and Assignment of Declarants Rights of record in Instrument No. 20150102-0000052; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

BILL GARRETT, Davidson County
Trans:T20150003149 DEEDWARR
Recvd: 01/13/15 15:45 2 pgs
Fees:13.00 Taxes:1239.50
20150113-0003643

- Easement for 54" Sewer Line - as shown on survey by Site Engineering Consultants dated January 3, 2003.
- Stormwater Detention Agreement recorded at Instrument No. 20050719-0083911.
- Quitclaim Deed for common areas recorded at Instrument No. 20140115-0004084.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **310 Van Buren Street, Nashville, Tennessee 37208**.

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 9th DAY OF JANUARY, 2015.

Chaley Brook Ayers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHALEY BROOK AYERS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of January, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
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Nashville, TN 37212