WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150003994 DEEDWARR
Recvd: 01/16/15 09:46 2 pgs
Fees: 13.00 Taxes: 458.80
20150116-0004636

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 20 15.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 8, 2018

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Bay, LLC	SAME	Map 135-12-B
(NAME) P. O. Box 7215	(NAME)	Parcel 38 CO
(ADDRESS) Spreckels, CA 93962	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **AGUSTIN BAEZ, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CRYSTAL BAY, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 38 on the Plan of a Horizontal Property Regime, Private Element Plan, Nashboro Village – Tract 7, of record in Plat Book 11700, pages 49 and 50, which amends the Plan of record in Book 4660, page 156, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Agustin Baez, a single man, by deed dated March 16, 2001, from NVR, Inc., a Virginia Corporation, Successor by Merger to Fox Ridge Homes, Inc. of record in Instrument No. 20010322-0027918, said Register's Office. Agustin Baez has since married, however this has never been his marital residence.

This conveyance is subject to Subject to all matters as set forth on the PUD Plan of record in Plat Book 11700, pages 49-50, which revises Book 4660, Page 156, Register's Office of said County; Restrictive Covenants of record in Book 11703, page 520, Book 4827, page 14, Book 5469, page 840, Book 7751, page 907, Instrument; No. 20000316-0027171 and Instrument No. 20000627-0063887, Register's Office for Davidson County, Tennessee; Sewer easement of record in Book 8870, page 887, said Register's Office; Cartpath easement of record in Book 10110, page 860, said Register's Office; Cable TV easement of record in Instrument No. 20001012-0101575, said Register's Office; Charter of record in Book11703, page 518, said Register's Office; Bylaws of record in Book 11703, page 560, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2084 Nashboro Boulevard, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 29 day of ~~January~~ December, 2014.

Agustin Baez

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 29 day of December, 2014.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public