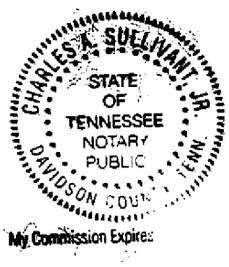
# WARRANTY DEED




State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$119,000.00**

Affiant

Subscribed and sworn to before me, this the 15th day of January, 2015.

Notary Public

My commission expires: 12-6-16

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Cheri Carr | New Owner | Map 163-16-0-C Parcel 102.00co |
| 1815 Isabelle Lane #102 | | Davidson County DEEDWARR<br>Recvd: 01/21/15 13:27 3 pgs<br>Fees:18.00 Taxes:440.30<br>20150121-0005922 |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Rushell Wanda Crawford, an unmarried person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Cheri Carr and Freddie L. Carr, wife and husband**

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:

**LAND in Davidson County, Tennessee, being Unit No. 102 on the Plan of Matlock Townhomes, Phase 1, a Residential Planned Unit Development, as set out on Exhibit "A" - Site Plan to the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533, amended in Instrument No. 20070509-0055599 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**Being the same property conveyed to Rushell Wanda Crawford, an unmarried person by Deed from Benjamin D. Wright and wife, Sundy P. Wright, dated July 29, 2014, of record in Instrument No. 20140729-0067453, Register's Office for Davidson County, Tennessee.**

**This conveyance is made subject to the following:**
**(1) The Plan as set out on Exhibit "A" - Site Plan to the Master Deed for Matlock Townhomes, of record in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-00555999 and Instrument No. 20070705-0080103, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
**(2) Master Deed and By-Laws of Matlock Townhomes, of record in Instrument No. 20070502-0052533 and amended in Instrument No. 20070509-00555999 and Instrument No. 20070705-0080103, Register's Office for Davidson County, Tennessee.**
**(3) Charter of The Matlock Townhome Owners' Association, Inc., of record in Instrument No. 20070419-0046798, Register's Office for Davidson County, Tennessee.**
**(4) Easements to American Telephone and Telegraph Company of Tennessee, of record in Book 1207, Page 525, and in Book 1224, Page 256, said Register's Office.**
**(5) Storm Water Detention Agreement of record in Instrument No. 20060503-0050917, said Register's Office.**
**(6) Taxes for 2015 a lien, not yet due and payable, which have been prorated and assumed by the Grantee herein.**

This is improved (__X__) Unimproved (____) property, known as **1815 Isabelle Lane #102, Antioch, TN 37013**

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 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/our hand(s) this **15th** day of **January, 2015.**

Rushell Wanda Crawford

**Rushell Wanda Crawford**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Rushell Wanda Crawford,** the within named seller, 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 at Nashville, Tennessee, this **15th** day of **January, 2015.**

**Notary Public**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**My Commission Expires:**

# True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/11/17
Notary' Seal (if on paper)

