WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150005286 DEEDWARR
Recvd: 01/22/15 09:05 2 pgs
Fees:13.00 Taxes:431.05
20150122-0006148

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: [illegible] 5, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Crystal Bay, LLC	SAME	135080B00900 CO
(NAME)	(NAME)	
P.O. Box 7215		
(ADDRESS)	(ADDRESS)	
Spreckels, CA 93962		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20150081

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, Jeremy M Rettich and wife, Nomi C. Rettich , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Crystal Bay, LLC, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Unit No. 116 on the Plan of Lake Ridge Village, a Horizontal Property Regime with Private Elements, as shown on Exhibit "C" to the Declaration of covenants, Conditions and restrictions for Lake Ridge Village, a Horizontal Property Regime with private elements, of record in Instrument No. 20040210-0016203, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING all of the same property conveyed to Jeremy M. Rettich and Nomi C. Rettich by Special Warranty Deed from LaSalle Bank, National Association, as Trustee for Certificate holders of Bear Stearns Asset Backed Securities I, LLC, Asset-Backed Certificates, Series 2005-HE8 dated August 19, 2009 and filed of record in Instrument 20090825-0079953, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 3030 Ned Shelton Road, #116, Nashville, TN 37217
(House No.) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand 15th day of January, 2015.

Jeremy M Rettich

Nomi C. Rettich

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jeremy M Rettich and Nomi C. Rettich, the 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, at office, this 15th of January, 2015.

Notary Public
My Commission Expires: 7/20/17

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066