Return To: 15-0029
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20150013843 DEEDWARR
Recvd: 02/25/15 14:22 2 pgs
Fees: 13.00 Taxes: 1147.00

20150225-0016261

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-7-18

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Amanuel K. Bariagaber	Community Trust Bank	128-16-0-A-009.00
(NAME)	(NAME)	
7029 Still Spring Hollow Drive	1800 Hudson Lane Suite 2A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Monroe, LA 71201	
(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, WE, **Ronald Eugene Crozier, Jr. and LeToia D. Jenkins-Crozier, Trustees of a Revocable Living Trust for the benefit of Ronald Eugene Crozier, Jr. and LeToia D. Jenkins-Crozier, under the Terms of the Crozier Family Trust u/a/d 01-31-2013**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanuel K. Bariagaber**, an unmarried man, 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 Lot No. 17, on the plan of First Revision, Section I - Phase I, Still Spring Hollow, as shown on plat of record in Plan Book 7900, Page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ronald E. Crozier and Letoia Jenkins Crozier by Warranty Deed dated 06/22/2004 from David T. Hobbs and spouse, Kendra J. Hobbs of record in Instrument 200407090081614, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Ronald Eugene Crozer Jr. and LeToia D. Jenkins-Crozier Trustees, their heirs and assigns, in a Revocable Living Trust for the benefit of Ronald Eugene Crozer Jr. and LeToia D. Jenkins-Crozier, under the terms of The Crozier Family Trust u/a/d 1-31-2013 by Quit Claim Deed dated 01/31/2013 from Ronald E. Crozier and wife, Letoia Jenkins Crozier of record in Instrument 201303180026443, Register's Office for Davidson County, Tennessee

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

For purposes of identifying the Trust instrument under which the Grantors acquired title to the aforesaid property, see Certification of Trust attached hereto as Exhibit "A".

unimproved ☐

This is improved ☑ property, known as 7029 Still Spring Hollow Drive, Nashville, TN 37221
(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 our hands this 17th day of February, 2015.

REVOACBLE LIVING TRUST FOR THE BENEFIT OF RONALD EUGENE CROZIER, JR. AND LETOIA D. JENKINS-CROZIER, UNDER THE TERMS OF THE CROZIER FAMILY TRUST DATED 01-31-2013

Ronald Eugene Crozier, Jr. Trustee

Ronald Eugene Crozier Jr.
Trustee

LeToia D. Jenkins-Crozier, Trustee

LeToia D. Jenkins-Crozier
Trustee

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 **Ronald Eugene Crozier, Jr. and LeToia D. Jenkins-Crozier,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Trustee for the aforesaid Trust for the purposes therein contained.

WITNESS my hand and seal this 17th day of February, 2015.

Notary Public

My Commission Expires:

SHANNON PHILPIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 5, 2015