BILL GARRETT, Davidson County
Trans:T20150014960 DEEDWARR
Recvd: 03/02/15 11:10 2 pgs
Fees:13.00 Taxes:629.00
20150302-0017693

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Affiant

Subscribed and sworn to before me, this 27th day of February, 2015.

Notary Public
My commission expires: 8/23/16

03-1501-38326

Address of New Owner:	Send Tax Bills to:	Tax Information
Julia R. Martin 1310 General George Patton Rd., Unit 1310 Nashville TN 37221	~~New Owner~~ Guaranty Trust Company 316 Robert Rose Dr. Murfreesboro, TN 37129	142-09-0-E-096.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Justin Daniel Crandall, an unmarried man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Julia R. Martin, an unmarried woman,** hereinafter called the Grantees, their 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 all of Unit 1310, together with Carport No. 1310-C (shown as C-96 on plat), on the Plan of Section Seven, Phase One, River Plantation, Condominium Apartments, of record in Plat Book 5200, Pages 705 and 706, and amended in Book 6392, Page 321, and as established by the Master Deed of record in Book 6226, Page 9, all of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owner, and the By-Laws of the Association of Owners.

Being the same property conveyed to Justin Daniel Crandall by deed from Erica A. Scaramuzza and Gian F. Scaramuzza, wife and husband, dated August 28, 2013 of record in Instrument No. 20130830-0091752, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1310 General George Patton Rd., Unit 1310, Nashville, TN 37221

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26 day of February, 2015.

Justin Daniel Crandall

STATE OF VIRGINIA
COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Justin Daniel Crandall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Roanoke VA, this 26 day of February, 2015.

Alice Millirons Flora
State of Virginia

My Commission expires: 12-31-17

ALICE MILLIRONS FLORA
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7563235
My Commission Expires Dec. 31, 2017