Davidson County	DEEDWARR
Recvd: 03/16/15 15:25	2 pgs
Fees:13.00 Taxes:296.00	
20150316-0022495	

WARRANTY DEED

L. GARRISON STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY My Commission Expires March 6, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9 day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Conrex Residential Property Group 2013, LLC	Conrex Residential Property Group 2013, LLC	059 10 0 224.00
(NAME) 3 Cordes Street ~~3935 Crouch Drive~~	(NAME) same	
(ADDRESS) Charleston, SC 29401. ~~Nashville 37207~~ 2116	(ADDRESS) ←	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Eighty Thousand And No/100 Dollars ($80,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Leonard E. Jordan, Executor of the Estate of Louis R Brown**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Conrex Residential Property Group 2013, 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:

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(s) 603, as shown on the map entitled Plan of Haynes Manor, Section 5, Phase 1, of record in Book 4460, Page 35, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 603 fronts 65.0 feet on the westerly side of Crouch Drive and extends back between parallel lines 135.0 feet to a dead line in the rear measuring 65.0 feet thereon.

Being the same property conveyed to Louis R. Brown, Unmarried by Warranty Deed from Kimberly Page, Charles Douglas Jordan, Robert Jordan, Leonard Jordan, The Devises under the Will of Mary Elizabeth Jordan dated May 30, 2008 and recorded June 03, 2008 as Instrument No. 20080603-0056175, in said Register's Office for Davidson County, Tennessee. Louis R. Brown having died on or about June 20, 2012, Probate No. 13-P-1886 Probate Division Davidson County, Tennessee. Leonard E. Jordan being Executor of the Estate of Louis R. Brown. (9)

File Number: CLA-142055

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3935 Crouch Drive, Nashville, TN 37207

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, has 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 9th day of March, 2015.

Leonard E. Jordan

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Leonard E. Jordanthe 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 and official seal, this the 9th of March, 2015.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

T. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires March 6, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018