BILL GARRETT, Davidson County
Trans:T20150028169 DEEDWARR
Recvd: 04/15/15 10:12 2 pgs
Fees:13.00 Taxes:480.63
20150415-0033167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 129,900.00

Affiant

Subscribed and sworn to before me, this 13th day of April, 2015.

Notary Public

My commission expires: 5/31/16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CRYSTAL BAY, LLC	**CRYSTAL BAY, LLC**	**135120E26900CO**
PO BOX 7215	**PO BOX 7215**	
SPRECKELS, CA 93962	**SPRECKELS, CA 93962**	

FOR AND IN 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 ACKNOWLEDGE, WE,

KRISTINA LYNN ROACH, A MARRIED WOMAN AND HER HUSBAND, JASON LEE KEMP

HEREINAFTER CALLED THE GRANTORS, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NOS. 269 PHASE TWO, NASHBORO VILLAGE AT FAIRWAY POINTE, TRACT 21, AS SHOWN ON THE PLAT OF RECORD IN PLAT BOOK 4660, PAGE 159, AND AS SHOWN ON AMENDMENT TO THE RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050222-0018814, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KRISTINA LYNN ROACH AN UNMARRIED WOMAN, BY SPECIAL WARRANTY DEED FROM LPP MORTGAGE LTD, DATED 11/19/2012 AND RECORDED ON 12/03/2012 IN INSTRUMENT NUMBER 20121203-0110661, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED TO KRISTINA LYNN ROACH, BY QUITCLAIM DEED FROM BARRY THREET AND ERIN THREET, DATED 05/10/2013 AND RECORDED ON 05/16/2013 IN INSTRUMENT NUMBER 20130516-0049422, SAID REGISTER'S OFFICE. JASON LEE KEMP HEREBY SIGNS TO CONVEY ANY INTEREST HE MAY HAVE, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2712 NASHBORO BLVD, NASHVILLE, TN 37217.

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 in 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 13th day of April, 2015.

KRISTINA LYNN ROACH

JASON LEE KEMP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KRISTINA LYNN ROACH, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2015.

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JASON LEE KEMP the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2015.

Notary Public

My Commission Expires: 9-21-15

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015