Davidson County	**DEEDWARR**
Recvd: 04/22/15 13:37	**2 pgs**
Fees:13.00 Taxes:1054.50	
20150422-0036029	

151074

WARRANTY DEED

Chris A. Fuentes Notary Public State of Tennessee Williamson County

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2015

Notary Public

MY COMMISSION EXPIRES: 11/29/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kevin J. Crabb	New Owner	126-16-0-A-187.00 CO
(NAME)	(NAME)	
308 Goldenrod Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Christopher Brian Alexander and Christine Alexander,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin J. Crabb and Tamara E. Crabb, husband and wife,** 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, TN, BEING Lot No. 81 of Riverwalk, Phase 1B, Section 2, as shown on the Final Plat of Riverwalk, Phase 1A, Section 2 and Phase 1B, Section 2, of record in Instrument No. 20021022-0129510, Register's Office for Davidson County, TN, to which plat reference is hereby made for a complete description thereof.

BEING the same property conveyed to Christopher Brian Alexander by Warranty Deed from The Jones Company of Tennessee, L.L.C., dated April 16, 2004, of record in Instrument No. 20040421-0045590, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 308 Goldenrod Ct., 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.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Instrument No. 20021022-0129510; Restrictions of record in Instrument No. 20011105-0121083, Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691 and Instrument No. 20061214-0154502; Articles of Incorporation/ Charter of record in Instrument No. 20020425-0051371; Easement for road/ utility access of record in Instrument No. 20010706-0072536; Easement for fiber optic cables of record in Instrument No. 20140114-0003778; Easement for utilities of record in Book 7526, page 315; Book 7526, page 318; Book 7526, page 324 and Instrument No. 20041207-0145471; Easement for right of way of record in Book 4205, page 194; Book 4226, page 715 and Book 4257, page 647; Easement for railways of record in Book 513, page 396; Easement for power lines of record in Book 751, page 375 and Book 787, page 7; Conveyance of open space of record in Instrument No. 20020424-0050564, Instrument No. 20040827-0103644 and Instrument No. 20071220-0145869; Stormwater Detention Agreement of record in Instrument No. 20010919-0101279, Instrument No. 20021119-0143687 and Instrument No. 20040826-0103240; Landscape agreement of record in Instrument No. 20010919-0101280; Easement for public utilities of record in Instrument No. 20021125-0145984; all of record in the Register's Office for Davidson County, Tennessee.

Witness our hands this 16th day of April, 2015.

Christopher Brian Alexander

Christine Alexander

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Christopher Brian Alexander and Christine Alexander, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of April, 2015.

Notary Public
My Commission Expires: _____

File No.: 20428

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

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