WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150039941 DEEDWARR
Recvd: 05/22/15 09:56 2 pgs
Fees:13.00 Taxes:323.75
20150522-0047358

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015.

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Crystal Bay, LLC	NEW OWNER	Parcel ID:
P.O. Box 7215	P. O. Box 7215	096110A06300CO
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 acknowledged, we

Alisa Oglesby Mueller f/k/a Alisa Oglesby, married

hereinafter called the GRANTORS, has 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:

BEING Unit No. H-4, Phase IV, Hickory Place Condominiums, as shown by plat of record in Plat Book 7015, Page 182 and referred to as Exhibit "C" found at page 185, Unit H-A being part of the Unit Plan for Phases 2-8, Section I, Hickory Place Condominiums, of record in Plat Book 6250, Page 795; all references of record in the Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Alisa Oglesby by deed from Herbert F. Snyder and Raymonda B. Snyder, of record in Instrument 20050602-0062526, dated May 26, 2005, Register's Office for said County. The said Alisa Oglesby is now known as Alisa Oglesby Mueller.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 6472, Page 435, amended in Book 6476, Page 663; Book 6654, Page 910; Book 6759, Page 533; Book 7015, Page 182; Book 7015, Page 187; Book 7015, Page 192; and Book 6472, Page 456, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6250, Page 795, said Register's Office; (3) Sanitary Sewer Easement in Book 6391, Page 482, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Alisa Oglesby and Alisa Oglesby Mueller being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 312 Hickory Place, Nashville, TN 37214

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 my hand this 15th day of May, 2015.

Alisa Oglesby Mueller

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 Alisa Oglesby Mueller, 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 and official seal at Nashville, Tennessee this 15th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

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

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066