AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0525

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS

Notary Public
Commission Expires: 7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

BILL GARRETT, Davidson County
Trans:T20150045980 DEEDWARR
Recvd: 06/10/15 15:36 2 pgs
Fees:13.00 Taxes:1574.35
20150610-0055024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Anna E. Frost and Michael B. Young 3503 Wrenwood Avenue Nashville, TN 37205	~~NEW OWNER~~ Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	104-01-0L-001.00 CO

WARRANTY DEED

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, I/WE,

Meredith A. Crowley and Dustin T. Crowley, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Anna E. Frost, an unmarried woman and Michael B. Young, an unmarried man as tenants in common with right of survivorship

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 A, Wrenwood Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Declaration of Covenants, Conditions and Restrictions for Wrenwood Townhomes of record in Instrument No. 20121228-0120305, of record in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Wrenwood Townhomes, as shown on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions for Wrenwood Townhomes of record in Instrument No. 20121228-0120305, of record in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Meredith A. Crowley and Dustin T. Crowley, by Warranty Deed from CAR Investments, General Partnership, dated 5/31/13 and recorded 6/13/13 in Instrument No. 20130613-0060283; and being a portion of the same property previously conveyed to CAR Investments, General Partnership, by Warranty Deed from Trudy Fitzgerald Biggs, Trustee of the Thomas Frances Fitzgerald Revocable Living Trust, dated 10/31/12 and recorded 11/16/12 in Instrument No. 20121116-0105804, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3503 Wrenwood Avenue, Nashville, TN 37205.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of June, 2015.

Meredith A. Crowley

Dustin T. Crowley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Meredith A. Crowley and Dustin T. Crowley** 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 5th day of June, 2015.

Tracey Perry
Notary Public
My Commission Expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

(Notarial Seal)