WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150047623 DEEDWARR
Recvd: 06/16/15 09:29 2 pgs
Fees: 13.00 Taxes: 462.13
20150616-0057041

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF Henry
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,900.00

Tarsha R. Clemons 6/5/15
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES 12/19/18

(AFFIX SEAL)

NOTARY PUBLIC BLACKBURN Exp. Dec. 19, 2018 HENRY COUNTY, GA

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY AT LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crystal Bay, LLC	NEW OWNER	135120b06600co
(NAME)	(NAME)	
P O Box 7215		
(ADDRESS)	(ADDRESS)	
Spreckles, CA 93962		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tarsha R. Clemons and Husband, Adrian Davis, , HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Crystal Bay, LLC, HEREINAFTER CALLED THE GRANTEE, 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 located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit 66 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7, as established by Master Deed, Restrictions and By-Laws, of record in Book 11703, Page 518, Book 11703, Page 560, Book 4827, Page 14, Book 5469, Page 840; Book 7751, Page 907; Instrument No. 200103220027768 and Instrument No. 20060006270063887, Register's Office for Davidson County, Tennessee and an undivided interest in the general and limited common elements appurtenant thereto, and as shown on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village-Tract 7. of record in Plat Book 11700, Pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description..

Being the same property conveyed to Tarsha R. Clemons, unmarried from James A. Ham by Warranty Deed dated November 6, 2003 of record in Instrument No. 20031201-0172339, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS; SUBJECT TO NOTES, EASEMENTS, SETBACK LINES AND ALL MATTERS AS SET FORTH ON THE PLAN OF HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO VILLAGE-TRACT 7, OF RECORD IN PLAT BOOK 11700, PAGES 49 AND 50, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SUBJECT TO ANY AND ALL RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTY.

unimproved [ ]

This is improved [ ] property, known as 2028 Nashboro Blvd., Unit 66, Nashville, TN 37217
(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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, 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 5th day of June, 2015.

Tarsha R. Clemons 6/5/15
Tarsha R. Clemons

Adrian Davis

STATE OF GEORGIA

COUNTY OF Henry

& Adrian Davis, Wife and Husband

On this 5th day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tarsha R. Clemons**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

JASON BLACKBURN NOTARY PUBLIC Exp. Dec. 19, 2016 HENRY COUNTY, GA

My Commission Expires:
12/19/2016

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

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