(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053528 DEEDWARR
Recvd: 07/02/15 11:42 2 pgs
Fees:13.00 Taxes:832.50
20150702-0064243

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Dal J. Dustin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-01-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Dustin	Same	
(NAME)	(NAME)	
717 Mount Carmel Place		129-11-0A-717.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **ERIC CRAFTON AND APRIL NAVA**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL J. DUSTIN, AN UNMARRIED MAN,** 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 No 717 created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed for The Cloister at St, Henry, Phase I C, of record in Book 6675, Page 173, Register's Office for Davidson County, Tennessee together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for The Cloister at St. Henry, Phase I C, attached as Exhibit "B" to said Master Deed for proper identification.

Being the same property conveyed to April Nava and Eric Crafton, as tenants in common by Quitclaim deed from Mitzi A. Crafton, April Nava and Eric Crafton, as tenants in common of record in Instrument No. 20141106-0102538 Register's Office for Davidson County, Tennessee, dated October 10, 2014.

This conveyance is subject to 2015 real property taxes; all matters appearing on the plan of record in Plat Book 5200, Page 455, Book 5200, Page 676 and Book 6250, Page 914, Register's Office for Davidson County, Tennessee; restrictive covenants of record in Instrument No. 20101228-0102374 and 20141106-0102538, said Register's Office; Charter for Homeowners Association of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee; Sanitary Sewer Easement of record in Book 4191, Page 157 and Book 7306, Page 140, Register's Office for Davidson County, Tennessee; Water Main Easement of record in Book 7306, Page 155, Register's Office for Davidson County, Tennessee; Ground Lease Agreement of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee; Master Deed of record in Book 6237, Page 665 and amended in Book 6675, Page 173 and Book 6834, Page 449, Register's Office for Davidson County, Tennessee; Bylaws of record in Book 6042, Page 650 and amended in Book 6519, Page 187, Book 7590, Page 273, Book 9269, Page 285 and Instrument No. 20020109-0003376, Instrument No. 20140219-0014189, in the Register's Office for Davidson County, Tennessee; Charter of record in Book 6076, Page 203, Register's Office for Davidson County, Tennessee; Terms and Provisions of Ground Lease dated August 31, 1982, recorded in Book 6596, Page 608 amended in Instrument No. 20101228-0102374, Register's Office for Davidson County, Tennessee; Terms and Provisions of Ground Lease dated June 3, 1985, of record in Book 6596, Page 608, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4191, Page 157, Register's Office for Davidson County, Tennessee; Ground Lease Agreement of record in Book 6208, Page 137, Register's Office for Davidson County, Tennessee; Easement for ingress and egress of record in Book 6673, Page 133, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6145, Page 293 and Book 6824, Page 870, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Book 6824, Page 870, Register's Office for Davidson County, Tennessee. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, of record in Book 6065, Page 127, Book 6065, Page 132, Book 7306, Page 140, Book 7306, Page 155, Book 7893, Page 299, Book 7893, Page 394, and Book 7893, Page 451, in the Register's Office for Davidson County, Tennessee.

unimproved
This is improved x property, known as 717 Mount Carmel Place, Nashville, TN 37205
(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.

Witness my hand this 1st day of July, 2015.

ERIC CRAFTON

APRIL NAVA

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 Eric Crafton and April Nava, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of July, 2015.

Commission expires: 3-01-16

MARY ANNE HARDAWAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-01-2016

Notary Public