WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00
File #15232	Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Crystal Bay, LLC	same as new owner	094-16-0E-092.00-CO
(NAME)	(NAME)	
P.O. Box 7215		
(ADDRESS)	(ADDRESS)	
Spreckels, CA 93962-7215		
(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, I, **Michelle Waters, an unmarried person,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Crystal Bay, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 92 on the Plan of Spence Enclave Townhomes, a Planned Unit Development as shown on Exhibit A-2 to the Declaration of Covenants, Conditions and Restrictions establishing the Spence Enclave Townhomes of record as Instrument Number 20061115-0141672 as amended by Instrument Numbers 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404 and 20080507-0047102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Michelle Waters, an unmarried person by Warranty deed from Lauren Champion, fka Lauren E. Johnson and Jason Champion, wife and husband of record in Instrument No. 20140129-0008187 Register's Office for Davidson County, Tennessee, dated January 23, 2014 and recorded on January 29, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; (3) All matters shown on the Plan of record in Instrument No. 20061115-0141672 (amended in Instrument Nos. 20061117-0142842, 20061213-0153595, 20080222-0017508, 20080423-0041404, and 20080507-0047102), Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 745 Spence Enclave Lane, Nashville, TN 37214
(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.

BILL GARRETT, Davidson County
Trans:T20150053716 DEEDWARR
Recvd: 07/02/15 14:55 2 pgs
Fees:13.00 Taxes:632.70
20150702-0064475

Witness my hand this 26th day of June, 2015.

Michelle Waters

STATE OF MISSOURI
COUNTY OF Greene

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michelle Waters, the bargainor, with whom I am personally acquainted, (or proved to me her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 25th day of June, 2015.

NOTARY PUBLIC

My Commission Expires: April 26, 2019

TANYA THOMPSON
Notary Public – Notary Seal
STATE OF MISSOURI
Christian County
My Commission Expires Apr. 26, 2019
Commission #15416900

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
615 Main Street, Suite 114
Nashville, TN 37206