WARRANTY DEED

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 $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150054526 DEEDWARR
Recvd: 07/07/15 09:34 2 pgs
Fees:13.00 Taxes:434.75
20150707-0065545

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	Crystal Bay, LLC	135120c03600
(NAME)	(NAME)	
P. O. Box 7215	P. O. Box 7215	
(ADDRESS)	(ADDRESS)	
Spreckles, CA 93962	Spreckels, 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, WE, WILLIAM THOMAS MAURO AND WIFE, CAROLYN JEAN MAURO, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CRYSTAL BAY, LLC, HEREINAFTER CALLED THE GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

PROPERTY IN DAVIDSON COUNTY, TENNESSEE, being Unit 36 as shown on the Plan of a Horizontal Property Regime of Nashboro Village - Tract 13 as shown on plat of record as Instrument No. 20021230-0161681 in the Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description thereof.

Being the same property conveyed to William Thomas Mauro and Carolyn Jean Mauro, husband and wife by Warranty Deed from Stephanie Busson, unmarried, which deed is dated March 24, 2014 and recorded as Instrument No. 20140402-0027494 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, ALL VISIBLE EASEMENTS; ALL MATTERS APPEARING ON THE PLAN OF HORIZONTAL PROPERTY REGIME OF NASHBORO VILLAGE, TRACT 13 OF RECORD AS INSTRUMENT NO. 2002120-0161681, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1927 Nashboro Blvd., 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, its 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, its 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 our hands this 30 day of June, 2015.

William Thomas Mauro

Carolyn Jean Mauro

STATE OF OHIO

COUNTY OF Mahoning

On this 30 day of June, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Thomas Mauro and Carolyn Jean Mauro**, 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.

My Commission Expires:
July 27, 2019

Notary Public,

Return To:
Deanie L. Gregory, Attorney-at-Law
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

NOTARY PUBLIC STATE OF OHIO

JAMIE VALVO
Notary Public, State of Ohio
My Comm. Expires July 27, 2019
Recorded in Mahoning County

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