	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is 120,000.00 Affiant Subscribed and sworn to before me, this 23rd day of July, 2015. Notary Public My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Bay, LLC	**NEW OWNER**	**135120E23300CO**
PO BOX 7215	**SAME**	
SPRECKELS, CA 93962	**SAME**	

BILL GARRETT, Davidson County
Trans:T20150061171 DEEDWARR
Recvd: 07/27/15 09:42 2 pgs
Fees:13.00 Taxes:444.00
20150727-0073382

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 ACKNOWLEDGE, WE,

Lori L. Ridgeway, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Crystal Bay, LLC

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:

Being Lot 233, on the Plan of Phase Two, Nashboro Village Tract #21 of record in Book 4660, page 159, as amended by Instrument No. 20050222-0018814 and as now included in the Horizontal Property Regime, Private Element, Nashboro - Point, as record in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lori L. Ridgeway, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes dated 08/04/06 and recorded on 08/08/06 in Instrument No. 20060808-0097253, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 2466 Nashboro Blvd, Nashville, TN 37217.

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 in 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/our hand(s) this 23~~rd day~~ of July, 2015.

Lori L. Ridgeway

Lori L. Ridgeway

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF ~~Davidson~~ Clermont

Personally appeared before me, a Notary Public of said County and State, Lori L. Ridgeway, the within named Grantor(s), 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, at office, this 23rd day of July, 2015.

Michelle A. Barnett

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO

MICHELLE A. BARNETT
Notary Public, State of Ohio
My Commission Expires
October 1, 2016