Title & Escrow of Lawrenceburg

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Maury
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00. Elaine Truitt Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July 2015. Donna Rosson Notary Public MY COMMISSION EXPIRES: 5-30-18 (AFFIX SEAL)

DONNA ROSSON
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elaine Truitt	Elaine Truitt	MAP
387 Huntington Ridge Drive	3832 Bigbyville Rd.	PARCEL 161110A04500CO
Nashville, TN 37211	Columbia TN 38401	
(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, **Kevin Crossman, unmarried**

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

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. 45 on the Plan of Final Plat, Revision One, Huntington Ridge Townhouse Condominiums of record in Plat Book 9700, Page 846, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin Crossman, unmarried by Warranty deed from Anne Lorraine Kozy, unmarried of record in Instrument No. 20091125-0108429 Register's Office for Davidson County, Tennessee, dated November 20, 2009 and recorded on November 25, 2009.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **387 Huntington Ridge Drive, Nashville, TN 37211.**

BILL GARRETT, Davidson County
Trans:T20150061333 DEEDWARR
Recvd: 07/27/15 12:18 2 pgs
Fees:13.00 Taxes:462.50
20150727-0073578

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 the 15th day of July, 2015.

Kevin Crossman by Donna Mason attorney in fact

Kevin Crossman by Donna Mason, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 15th day of July, 2015.

My Commission expires _____

_____
Notary Public

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 **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that SHE executed the within instrument on behalf of **Kevin Crossman**, as HIS Attorney in Fact, as the free act and deed of the within named **Kevin Crossman**.

Witness my hand and official seal this the 15th day of July, 2015.

My Commission expires March 8, 2016

_____
Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY