B0429

KIMBRA R. ROUSH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JAN. 9, 2016 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $249,000.00. Affiant Subscribed and sworn to before me, this 24th day of July, 2015. Notary Public My commission expires:_____

BILL GARRETT, Davidson County
Trans:T20150064388 DEEDWARR
Recvd: 08/04/15 13:56 2 pgs
Fees:13.00 Taxes:921.30
20150804-0077314

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Scott Kenneth Crocker and Patricia Ann Crocker	~~XXXXXXXXX Regions Bank~~ New Owners	**104-06-0F-029.00-CO**
3319 Long Blvd #E-1	**907 Elmwood Court**	
Nashville, TN 37203	**Bowling Green,. KY 42103**	

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,

John Fredrick Littlefair-Molin, single and Sarah Alexandra Littlefair-Molin, single, each as one-half tenants in common

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

Scott Kenneth Crocker and Patricia Ann Crocker, husband an wife

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 a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. E-1, as proposed on the Plan of Longview Condominiums of record in Plat Book 6200, page 95, amended in Plat Book 6200, page 101, Register's Office for said County, which plan reference is hereby made for a more complete legal description .Being the same property conveyed to John Fredrick Littlefair-Molin, single and Sarah Alexandra Littlefair-Molin, single, each as one-half tenants in common by Warranty deed from Fredericka Roberta Littlefair-Molin of record in Instrument No. 20040913-0110506 Register's Office for Davidson County, Tennessee, dated September 13, 2004 and recorded on September 13, 2004. Being also known as 3319 Long Blvd #E-1 Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 6200, Page 95, amended in Plat Book 6200, Page 101, Register's Office for Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Longview Condominiums of record in Book 6290, Page 125, amended in Book 6359, Page 510, Book 6365, Page 587 and Book 10215, Page 26, Register's Office for Davidson County, Tennessee.

Charter for Longview Condominiums Homeowners Association of record in Book 6303, Page 129, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 2270, Page 206, in the Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 182, Page 36, in the Register's Office for Davidson County, Tennessee.
Restrictions of record as Instrument Number 20040913-0110506 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Subject to rights of others in and to the common areas and/or elements.

This is improved property known as 3319 Long Blvd #E-1 Nashville, TN 37203.

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 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/our hand(s) this _____ day of July, 2015.

John Fredrick Littlefair-Molin by Fredricka Roberta Littlefair-Molin

John Fredrick Littlefair-Molin by
Fredricka Roberta Littlefair-Molin, Atty-in-fact

Sarah Alexandra Littlefair-Molin by Fredricka Littlefair-Molin

Sarah Alexandra Littlefair-Molin by
Fredricka Littlefair-Molin, atty-in-fact

STATE OF Ohio
COUNTY OF Clermont

Before me, the undersigned Notary Public personally appeared **Fredricka Roberta Littlefair-Molin A/K/A Fredricka Littlefair-Molin** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **John Fredrick Littlefair-Molin** and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.
Witness my hand this 27 day of July, 2015

Amanda L. Dill

Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF OHIO
AMANDA L. DILL
Notary Public, State of Ohio
My Commission Expires
March 16, 2020

STATE OF Ohio
COUNTY OF Clermont

Before me, the undersigned Notary Public personally appeared **Fredricka Littlefair-Molin A/K/A Fredricka Roberta Littlefair-Molin** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is the Attorney-in-Fact for **Sarah Alexandra Littlefair-Molin** and being authorized to do so, did execute this instrument on her behalf by virtue of power of attorney.
Witness my hand this 27 day of July, 2015

Amanda L. Dill

Notary Public

My Commission Expires: _____

NOTARY PUBLIC STATE OF OHIO
AMANDA L. DILL
Notary Public, State of Ohio
My Commission Expires
March 16, 2020