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

NEW OWNER:

Crystal Bay, LLC
P.O. Box 7215
Spreckels, CA 93962

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0623

Map 096 Group 16-0-A Parcel 007.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150064748 DEEDWARR
Recvd: 08/05/15 10:05 2 pgs
Fees:13.00 Taxes:395.90
20150805-0077749

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Seven Thousand and 00/100 Dollars ($107,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **ROBERT J. BLEVINS AND LINDSAY R. BLEVINS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **CRYSTAL BAY, LLC** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 7 on the plan of Phase One, Section One, Larchwood, Planned Unit Development, as shown by plat of record in Plat Book 6200, Page 51, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Robert J. Blevins and Lindsay R. Ragan, as tenants by the entirety with rights of survivorship, by Warranty Deed from Benjamin W. Jones and wife, Lena Jones, dated April 22, 2010, and of record in Instrument No. 20100423-0030822, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 313 Lakebrink Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 28th day of **July, 2015**.

ROBERT J. BLEVINS

LINDSAY R. BLEVINS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ROBERT J. BLEVINS AND LINDSAY R. BLEVINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of **July, 2015**.

NOTARY PUBLIC

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My commission expires: 6-13-17

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The actual consideration or value, whichever is greater, for this transfer is $ **107,000.00** .

AFFIANT

Sworn to and subscribed to before me this 30th day of **July, 2015**.

NOTARY PUBLIC

My commission expires:

TRACEY DENSON PALMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018