WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150097985 DEEDWARR
Recvd: 11/18/15 10:03 2 pgs
Fees:13.00 Taxes:342.25
20151118-0116870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/3/16 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crystal Bay, LLC	Crystal Bay, LLC	
(NAME)	(NAME)	
1318 Quail Valley Road	P. O. Box 7215	108-8E 22
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LUCIANO RACCO, SR. AND WIFE, MARIELLA RACCO**, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 22, Lot No. 28, in a Horizontal Property Regime as shown on the condominium site plan, Section 3, Phase VI, Quail Valley, as of record in Plat Book 5800, Pages 127 and 128, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Luciano Racco, Sr. and Mariella Racco by deed from Candy Reedus, an unmarried woman, of record in Instrument No. 20050829-0103129, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Plat Book 5200, Page 433 and Plat Book 5800, Pages 127 and 128, said Register's Office; Restrictive covenants of record in Book 5931, Page 506, Book 5884, Pages 534 and 566, and Book 4800, Page 254, said Register's Office; Master Deed and Bylaws of record in Book 5970, Page 828 and Book 6081, Page 130, said Register's Office; and Charters of record in Book 6371, Page 105 and Book 7872, Page 35, said Register's Office.

unimproved
This is improved x property, known as 1318 Quail Valley Road, Nashville, TN 37214
(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 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 9th day of November, 2015.

LUCIANO RACCO, SR.

MARIELLA RACCO

STATE OF Connecticut

COUNTY OF Hartford

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

Witness my hand and official seal at Southington (city), CT. (state) this 9th day of November, 2015.

Commission expires:

Vincent Baggetta
Notary Public

VINCENT BAGGETTA
Notary Public, State of Connecticut
My Commission Expires May 31, 2018

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