WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2015.

Notary Public

MY COMMISSION EXPIRES: ~~January 09, 2018~~ 1-9-2016

(AFFIX SEAL)

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

Davidson County DEEDWARR
Recvd: 12/02/15 10:35 3 pgs
Fees:18.00 Taxes:499.50
20151202-0121424

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shirley B. Caldwell and Robert M. Aldrich, husband and wife	New Owner	095050b00500co
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
, TN		
(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, Tricia Jill Snider Crabtree, married, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley B. Caldwell and Robert M. Aldrich, husband and 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:

A certain tract or parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 5 , Phase 1, of the Easthaven Townhomes , a Planned Unit Development which is shown in Exhibit A-2 of the Declaration and Covenants, Conditions and Restrictions Establishing the Easthaven Townhomes, a Planned Unit Development, of record in Instrument Number 20010806-0083543, Register' s Office for Davidson County, Tennessee, together with a certain percentage interest in and to the common elements of said Planned Unit Development, as set forth on Exhibit A-1 to herein referenced document.

Being the same property conveyed to Tricia Jill Snider, unmarried from York Construction, LLC by Warranty Deed dated January 30, 2003, of record as Instrument Number 20030203-0014801, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE subject to notes, easements, building setback lines and all matters set forth on the Plan of Easthaven Townhomes, Phase I as shown in Exhibit A-2 to the Declaration of Covenants, Conditions, Restrictions and By-Laws establishing Easthaven Townhomes a Planned Unit Development of record in Instrument Number 20010806-0083543, Register's Office for Davidson County, Tennessee and all amendments thereto, and further subject to Covenants, Conditions, Restrictions and By-Laws establishing Easthaven Townhomes, A Planned Unit Development of record in Instrument Number 20010806-0083543, amended in Instrument Number 20020709-0082357, amended in Instrument Number 20040419-0043570, amended in Instrument Number 20031007-0147961, and amended in Instrument Number 20030425-0055753 all in the Register's Office for Davidson County, Tennessee, but omitting any such covenants or restriction based on race, color, religion, sex, familial status or national origin.

Barry Dale Crabtree, spouse of Tricia Jill Snider Crabtree joins in this conveyance for the purpose of conveying any and all marital interest he may have in and to above described property.

unimproved ☐

This is improved ☑ property, known as 2120 Lebanon, 5, Nashville, TN 37210
(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 25th day of November, 2015.

Tricia Jill Snider Crabtree

Barry Dale Crabtree

STATE OF TENNESSEE

COUNTY OF Davidson

*** Crabtree and spouse, Barry Dale Crabtree**

On this 25th day of November, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Tricia Jill Snider***, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
January 09, 2018

Notary Public,

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

Deanie L. Gregory
State of Tennessee Notary Public
Davidson County

True Copy Certification

I, Cari Mule' do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/2018

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY