STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 132,500.00

Affiant

Subscribed and sworn to before me, this 15th day of December, 2015.

Notary Public

My commission expires: 8-11-16

ELIZABETH MAISON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Bay, LLC	**CRYSTAL BAY, LLC**	**135120B001.00**
2162 Nashboro Road	**PO BOX 7215**	
Nashville, TN 37217	**SPRECKELS, CA 93962**	

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,

Michael Hoskins and wife, Jennifer Hoskins

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:

Being Lot and Unit No. 1 on the Plan of Nashboro Village, Tract No. 7, a Planned Unit Development, as of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael Hoskins and wife, Jennifer B. Hoskins from James Kynn Swett, an unmarried person, by Warranty Deed dated July 20, 2004 and of record in Instrument No. 20040805-0094301, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 2162 Nashboro Road, Nashville, TN 37217.

BILL GARRETT, Davidson County
Trans:T20150106455 DEEDWARR
Recvd: 12/17/15 09:19 2 pgs
Fees:13.00 Taxes:490.25
20151217-0126776

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 in 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 15th day of December, 2015.

Michael Hoskins

Jennifer Hoskins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Michael Hoskins and Jennifer Hoskins, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of December, 2015.

Notary Public

My Commission Expires: 9-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY