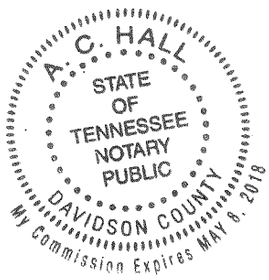
Davidson County DEEDWARR
Recvd: 04/05/16 15:28 2 pgs
Fees:13.00 Taxes:510.60
20160405-0032720

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2016.

Notary Public

My commission expires: 5-8-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Elizabeth Naylor	Highlands Mortgage	
1938 Shaylin Loop	12001 N. Central Expressway Ste 750	173-05-0A-113-00-CO
Antioch, TN 37013-8405	Dallas, TX 75243	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MATTHEW S. CRAMER AND JACQUELINE A. CRAMER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELIZABETH NAYLOR, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 located in Davidson County, Tennessee, being Unit No. 112 of Barnes Crossing, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Barnes Crossing of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and amended in Instrument Number 20051114-0136938, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on Exhibit "D" to said Master Deed, as amended in Instrument No. 20051114-0136938; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "E" to said Master Deed.

Being the same property conveyed to Matthew S. Cramer and Jacqueline A. Cramer, husband and wife by Warranty deed from Ole South Properties, Inc., a Tennessee corporation of record in Instrument No. 20061206-0150501 Register's Office for Davidson County, Tennessee, dated November 30, 2006 and recorded on December 06, 2006.
This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1938 Shaylin Loop, Antioch, TN 37013-8405.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 1st day of April, 2016.

Matthew S. Cramer

Jacqueline A. Cramer

STATE OF PENNSYLVANIA
COUNTY OF ERIE

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Matthew S. Cramer and Jacqueline A. Cramer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 1st day of April, 2016.

Notary Public DONALD L SHRIVER

My Commission Expires: 6/16/2018

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DONALD L SHRIVER
Notary Public
CITY OF ERIE, ERIE COUNTY
My Commission Expires Jun 16, 2018

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018