BILL GARRETT, Davidson County
Trans:T20160030227 DEEDWARR
Recvd: 04/14/16 09:33 4 pgs
Fees:23.00 Taxes:407.00
20160414-0035645

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
16-0144

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of March, 2016

Notary Public
Commission Expires: 1/13/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Little Properties of TN (Bill) 528 High Street Nashville, TN 37211	New Owner	133-01-0-181.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Daniel M. Crews, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Little Properties of TN (Bill Little)

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:

LAND in Davidson County, Tennessee, being Lot Number 193 on the Plan of Sunrise Heights Second Plan, of record in Plat Book 421, Page 46, 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 Daniel M. Crews, married, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated 9/22/10 and recorded 9/27/10 in Instrument Number 20100927-0076596, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A 260-2-307, or other similar statute.

This is improved property known as: 528 High Street, Nashville, TN 37211.

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

Dated this the 30th day of March, 2016.

Daniel M. Crews

Vardanush Demirchyan by Jeff A. Risden

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel M. Crews, married** 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 and official seal at Brentwood, Tennessee this 30th day of March, 2016.

Notary Public
My Commission Expires: 1-13-20

(Notary Seal)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned notary public, **Jeffrey A. Rossman Longaberger,** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Vardanush Demirchyan** and acknowledged that he executed the same as the free act and deed of the said **Vardanush Demirchyan.,** pursuant to the Specific Power of Attorney recorded in Instrument No. 20160414-0035644, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 30th day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 1-13-20

WILLIAMSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
CHRIS MULE

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot Number 193 on the Plan of Sunrise Heights Second Plan, of record in Plat Book 421, Page 46, 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 Daniel M. Crews, married, by Cash Deed for Tennessee from The Secretary of Housing and Urban Development, dated 9/22/10 and recorded 9/27/10 in Instrument Number 20100927-0076596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.