THIS INSTRUMENT WAS PREPARED BY: Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 416,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF April, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor Emerson and Courtney Emerson	New owner	
1715 B 5th Avenue North		081-08-0-N-001.00CO
Nashville, TN 37208		
(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, **Claire M. Crowson and husband, James W. Crowson,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor Emerson and Courtney Emerson, 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:

Land in Davidson County, Tennessee, being Unit No. 1715-A as depicted on Exhibit "B" and described in the Declaration and Master Deed establishing a Horizontal Property Regime for The 1715 5th Avenue North Townhomes, of record in Instrument 20070727-0089506, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Claire M. Crowson and James W. Crowson, wife and husband by Warranty Deed from D & R Development, Inc., of record in Instrument No. 20070924-0113697, Register's Office for Davidson County, Tennessee, dated September 21, 2007 and recorded on September 24, 2007, as corrected to change the Unit from Unit B to Unit A by Affidavit of Scrivener's Error recorded on March 11, 2011 in Instrument No. 20110311-0019466, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1715 B 5th Avenue North, Nashville, TN 37208.**

BILL GARRETT, Davidson County
Trans:T20160030591 DEEDWARR
Recvd: 04/15/16 08:55 2 pgs
Fees:13.00 Taxes:1541.05
20160415-0036031

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 our hands this the 8 day of April, 2016.

Claire M. Crowson

James W. Crowson

STATE OF AK

COUNTY OF Anchorage

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Claire M. Crowson and James W. Crowson,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 8 day of April, 2016.

My Commission expires: Nov. 6, 2016

Notary Public

Notary Public
DANIEL K. MOSS
State of Alaska
My Commission Expires Nov 6, 2016