BILL GARRETT, Davidson County
Trans:T20160031926 DEEDWARR
Recvd: 04/19/16 11:45 2 pgs
Fees:13.00 Taxes:514.30
20160419-0037693

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2016.

Notary Public
MY COMMISSION EXPIRES:
File No. G16-4241D

MELISSA HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 8, 2019

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Meghan Whitney Crabtree and Levi Bowman Crabtree, wife and husband (NAME)	Renasant Bank (NAME)	105-10-A-21 CO
2020 Beech Avenue #B14 (STREET ADDRESS)	2001 Park Place N, Ste 650 (STREET ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Birmingham, AL 35203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Elisabeth M. Loecken, unmarried, erroneously referred to as Elizabeth M. Loecken in prior deed of record**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Meghan Whitney Crabtree and Levi Bowman Crabtree, wife and husband,** 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. B-14 on the plan of BEECHTREE CONDOMINIUMS, as established under Master Deed of record in Book 11174, page 284 and amended in Book 11680, page 193, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description of said Unit.

BEING the same property conveyed to Elizabeth A. Loecken from April D. King, a single woman, by Deed dated February 7, 2008, as Instrument No. 20080214-0014807, in the Register's Office for Davidson County, Tennessee.

Elizabeth A. Loecken and Elisabeth A. Loecken are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

2. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to 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 building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Beechtree Condominiums and recorded in Book 11174, page 284, Book 11680, page 193 and Instrument No. 20151016-0105285, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Book 11163, page 16, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20041230-0155036, Register's Office for Davidson County, Tennessee.

5. Bylaws of record in Book 11174, page 328, Register's Office for Davidson County, Tennessee.

6. Right of Way Easement for sidewalks and streets as recorded in Book 3183, page 65, Register's Office for Davidson County, Tennessee.

7. Easement to Comcast of Nashville as recorded in Instrument No. 20090930-0090862, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2020 Beech Avenue #B14, Nashville, TN 37204.

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. Whenever 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 April, 2016.

Elisabeth M. Loecken

April 15, 2016
Date

STATE OF Illinois

COUNTY OF Sangamon }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Elisabeth M. Loecken, unmarried, the bargainor(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 and official seal, this 15th day of April, 2016.

My Commission Expires: 3/17/2018

Notary Public

OFFICIAL SEAL
Michelle Keokham
Notary Public - State of Illinois
Commission Expires March 17, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066