WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160038732 DEEDWARR
Recvd: 05/10/16 09:42 3 pgs
Fees: 18.00 Taxes: 1178.45
20160510-0046174

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $318,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 6TH DAY OF MAY, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-1881B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Matthew Ryan Crowning and Amber Leigh Crowning	new owner	172-03-0B-018.00-CO
713 East Woodlands Trl		
Nashville, TN 37211-7433		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

EVAN MORSE, SINGLE MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW RYAN CROWNING AND AMBER LEIGH CROWNING, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 18 on the Plan of The Woodlands, A Planned Unit Development, Phase 2 of record in Plat Book 6900, Page 635, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Being the same property conveyed to Evan Morse, single man by Warranty deed from Matthew Lawrence Wilder, single man of record in Instrument No. 20121214-0115515 Register's Office for Davidson County, Tennessee, dated December 05, 2012 and recorded on December 14, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 635, Register's Office for Davidson County, Tennessee.

All matters shown on the PUD Boundary Plat of record in Book 6900, Page 497, in the Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, Book 8643, Page 675 and Book 8672, Page 390, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

By-Laws of record in Book 7334, Page 149 and Book 7408, Page 289, in the Register's Office for Davidson County, Tennessee.

Conveyance of Common Area to HOA of record in Book 8472, Page 310, in the Register's Office for Davidson County, Tennessee.

Charter for HOA of record in Book 8454, Page 246, in the Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Book 7336, Page 3, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6710, Page 495 and Book 7091, Page 428, in the Register's Office for Davidson County, Tennessee.

Deed of Conveyance of record in Book 8541, Page 225, Book 8541, Page 230, Book 8541, Page 235, Book 8541, Page 241 and Book 8541, Page 247, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 713 East Woodlands Trl, Nashville, TN 37211-7433

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 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 hand on the 6th day of May, 2016.

Evan Morse

STATE OF _____

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, EVAN MORSE, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 6th day of May, 2016.

_____

Notary Public

My Commission Expires: _____

File #: 16-1881B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

State of California, }
} ss
County of Orange }

A notary public or other officer completing this certificate verifies only the identity of the individual who signs this document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On May 5, 2016, before me, Gregory Morse, Notary Public, personally appeared **EVAN MORSE**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

