WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041884 DEEDWARR
Recvd: 05/18/16 15:36 2 pgs
Fees:13.00 Taxes:703.00
20160518-0049855

P-SS-16-447-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Grant Craig	new owner	
(NAME) **447 Summit Ridge Place**	(NAME)	**131-05-0B-447.00-CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ANGELA PAIGE STRATTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRANT CRAIG, MARRIED, AND SUSAN CRAIG, MARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 447, on the Plan of Four Seasons, a Condominium development, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth on the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee, to which plan reference is made for more complete description.

Being the same property conveyed to Angela Paige Taylor, unmarried by Warranty deed from Janice K. Miller, unmarried of record in Instrument No. 20120109-0002133 Register's Office for Davidson County, Tennessee, dated January 06, 2012 and recorded on January 09, 2012. The said Angela Paige Taylor being one and the same, and now known, as Angela Paige Stratton.

Grantor's spouse does not join in the execution of this Deed due to the property never having been their primary marital residence.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5050, Page 30;
- Master Deed of record in Book 6847, Page 122;
- HOA Charter of record in Book 6855, Page 917, as amended in Book 8176, Page 697;
- Agreement regarding Utility Service of record in Book 4821, Page 20;
- Easement of record in Book 7776, Page 899;
- Easement Agreement and Consent of record in Book 6869, Pages 157 and 162, as re-recorded in Book 6870, Page 966;
- By-Laws of record in Book 6841, Page 376;
- Easement of record in Book 5158, Page 852;
- Engineering Report of record in Book 6847, Page 125;
- Grant of Easement of record in Instrument No. 20120521-0043888;
- Easement Agreement of record in Instrument No. 20010912-0099679, Register's Office for DavidsonCounty, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **447 Summit Ridge Place , Nashville, Tennessee 37215**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 17th DAY OF MAY, 2016.

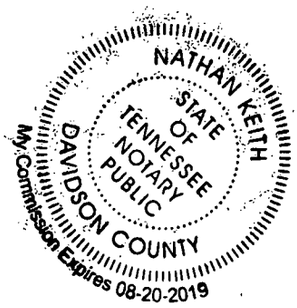
Angela Paige Stratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA PAIGE STRATTON, the within named bargainor, 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 the 17th of May, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212