BILL GARRETT, Davidson County
Trans: T20160044056 DEEDWARR
Recvd: 05/25/16 12:31 2 pgs
Fees: 13.00 Taxes: 740.00

20160525-0052596

# WARRANTY DEED

Mail to:

**BANKERS TITLE**
**2 Cadillac Drive**
**Brentwood, Tennessee 37027**

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2016.

Notary Public

My commission expires: 8.17.19

(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Sam Crenshaw** | F+M Bank | **Map 131-01-0-D Parcel 183.00co** |
| **5025 Hillsboro Pike #21-I** | 50 Franklin St. | |
| **Nashville, Tennessee 37215** | Clarksville TN 37040 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**Nathan Marty and Natalie Marty, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Sam Crenshaw**

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. 183, also known as Apartment No. 21-I, on the Plan of Georgetown Condominium Apartments, of record in Book 5200, Page 4, Register's Office for said County, for a more complete identification and description of such Unit, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5211, Page 325, and amended in Book 5616, Page 133, and in Book 6079, Page 516, said Register's Office, including without limitation the By-Laws appended thereto in Book 5211, Page 345, said Register's Office.**

**Being the same property conveyed to Nathan Marty, by Deed dated December 5, 2013 from Carly W. Framptom and husband, Conner Framptom, of record in Instrument No. 20131212-0125740, Register's Office for Davidson County, Tennessee.**

**Natalie Marty, spouse of the above named Nathan Marty, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 5200, Page 4, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all 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; and is subject to the By-Laws for the administration thereof, of record in Book 5211, Page 345, said Register's Office; 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, options, burdens. assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of 5025 Hillsboro Homeowners' Association, of record in Book 5211, Page 325, and amended in Book 5616, Page 133, and in Book 6079, Page 516, Register's Office for Davidson County, Tennessee. (3) Charter of 5025 Hillsboro Homeowners' Association, of record in Book 5233, Page 459, Register's Office for Davidson County, Tennessee. (4) Sanitary Sewers and/or Storm Drainage Easement of record in Book 4308, Page 575, Register's Office for Davidson County, Tennessee. (5) Deed of Conveyance for Sanitary Sewers of record in Book 4308, Page 650, Register's Office for Davidson County, Tennessee. (6) Easement to the Metropolitan Government by and through the Electric Power Board of record in Book 7873, Page 859, Register's Office for Davidson County, Tennessee. (7) Grant of Easement to Comcast of Nashville, LLC, of record in Instrument No. 20110620-0047283, Register's Office for Davidson County, Tennessee. (8) Taxes for the current year which have been prorated and assumed by the grantees herein.**

This is improved (__x__) Unimproved (____) property, known as **5025 Hillsboro Pike #21-I, 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 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 my/our hand(s) this **19th** day of **May, 2016.**

**Nathan Marty**

**Natalie Marty**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Nathan Marty and Natalie Marty,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **May, 2016.**

**Notary Public**

**My Commission Expires:** 7-3-17

