THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057632** BILL GARRETT, Davidson County Trans:T20160045726 DEEDWARR Recvd: 05/31/16 15:08 2 pgs Fees:13.00 Taxes:1591.00 20160531-0054590	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $430,000.00. Affiant Subscribed and sworn to before me, this 27th day of May, 2016. Notary Public My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Crockett Investments, LLC 115 OFFICE PARK DRIVE BIRMINGHAM, AL 35223	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131030B14400CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty Jo Swift, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Crockett Investments, LLC, an Alabama Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Building Site No. 144 on the plan of Section Two, Arden Place, of record in Book 4675, Page 119, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Betty Jo Swift by Warranty Deed from Robert V. Elliott, recorded on the 30th day of September, 1982 in Deed Book 5943, Page 934, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ARDEN PLACE, SECTION II, as recorded in Plat Book 4675, Page(s) 119.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4754, Page 455, Book 4819, Page 564, Book 4916, Page 277, Book 5019, Page 942, Book 5091, Page 66, Book 5129, Page 120, Book 5163, Page 384, Book 5231, Page 375, Book 5351, Page 592, Book 5514, Page 636 and Instrument Nos. 20070816-0098235 and 20140801-0069316.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4628, Page 473.

Charter recorded in Book 4749, Page 634.

This is improved property located at 4400 Belmont Park TER #144 Nashville, TN 37215-6247

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of May, 2016.

Betty Jo Swift

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Betty Jo Swift, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of May, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018