THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16068017**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2016. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20160060287 DEEDWARR
Recvd: 07/14/16 09:22 2 pgs
Fees:13.00 Taxes:1924.00
20160714-0072118

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09.11.2017

WARRANTY DEED

Address New Owner: Michelle L. Crank 5904 OLD HARDING PIKE Nashville TN 37205-3610	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 129040B00100CO

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, **Brandon M. Hinton and Allyn Hinton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle L. Crank, a single woman** ("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 Unit 5904, together with the appurtenant interest in the common elements of Cottages at Post II Townhomes, a horizontal property regime with private elements established by Declaration of record as Instrument No. 20131226-0130065, Register's Office for Davidson County, Tennessee, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 4 on the Plan of Westview Subdivision, of record in Plat Book 2330, Page 155, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon M. Hinton and Allyn Hinton, husband and wife by Warranty Deed from The Bacon Group, Inc., a Tennessee corporation, recorded on the 26th day of December, 2013 in Instrument No. 20131226-0130066, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2330, Page(s) 155.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2750, Page 525 and Instrument No. 20131226-0130065.

This is improved property located at 5904 OLD HARDING PIKE Nashville TN 37205-3610

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 7th day of July, 2016.

Brandon M. Hinton

Allyn Hinton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brandon M. Hinton and Allyn Hinton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2016.

Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017