| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is $670,000.00.<br>Janice B Crane<br>Affiant<br>Subscribed and sworn to before me, this the 23rd day of November, 2016.<br>Notary Public<br>My commission expires: 2/13/17<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20160104213 DEEDWARR
Recvd: 11/28/16 10:45 2 pgs
Fees:13.00 Taxes:2479.00
20161128-0124341

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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:<br>**Janice B. Crane** | Send Tax Bills To:<br>**F & M Bank** | Map-Parcel Numbers<br>**Map 117-01-0-H Parcel 001.00CO** |
|---|---|---|
| **3627 A Saratoga Drive** | **50 Franklin Street** | |
| **Nashville, TN 37205** | **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,

**Matthew K. Spicher, Trustee of The Tater Trust Under Agreement dated August 6, 2008**

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

**Janice B. Crane, unmarried woman**

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 A on the Plan of Saratoga Townhomes, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of Saratoga Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071221-0146714, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of Saratoga Townhomes, shown on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20071221-0146714, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.**

**Being the same property conveyed to Matthew K. Spicher, married, by Deed dated August 7, 2008 from R & B Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20080808-0081923, Register's Office for Davidson County, Tennessee. The said Matthew K. Spicher having quitclaimed to Matthew K. Spicher, Trustee of The Tater Trust Under Agreement dated August 6, 2008, of record in Instrument No. 20080808-0081925, said Register's Office.**

**The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as set out on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Saratoga Townhomes of record in Instrument No. 20071221-0146714, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) All matters as shown on Book 547, Pages 149 and 150, said Register's Office. (3) Declaration of Covenants, Conditions and Restrictions, By-Laws, Attorney's Certificate and Charter of Saratoga Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071221-0146714, Register's Office for Davidson County, Tennessee. (4) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved (__X__) Unimproved (____) property, known as **3627 A Saratoga Drive, Nashville, TN 37205**

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 **23rd** day of **November, 2016.**

Matthew K. Spicher, Trustee of the Tater Trust

**Matthew K. Spicher, Trustee of The Tater Trust**
**Under Agreement dated August 6, 2008**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Personally appeared before me, a Notary Public of said County and State, **Matthew K. Spicher, Trustee of The Tater Trust Under Agreement dated August 6, 2008,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **November, 2016.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 2/13/17