BILL GARRETT, Davidson County
Trans:T20160110331 DEEDWARR
Recvd: 12/15/16 12:32 2 pgs
Fees:13.00 Taxes:2220.00
20161215-0131652



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of December, 2016.

Notary Public

My commission expires: 11/19/2018

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
John R. Crowley and Elizabeth M. Crowley	New Owner	103-04-0L-001.00-CO
4007 Utah Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Todd L. Edwards and Digna Rosa Edwards, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John R. Crowley and Elizabeth M. Crowley, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. 1 on the Plan of Utah Avenue Townhomes, a Horizontal Property Regime, created under T.C.A. 66-27-101 et seq., as amended and established by Covenants, Conditions and Restrictions of record in Instrument No. 20091125-0108519, amended in Instrument No. 20091208-0112281, Instrument No. 20100119-0004252, Instrument No. 20100119-0004515, Instrument No. 20100928-0077207, Instrument No. 2010092-0077243 and Instrument No. 20101026-0085680, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said lot as set forth in said Covenants, Conditions and Restrictions. Reference is hereby made to the plat of Utah Avenue Townhomes as shown on Exhibit "B" to the Covenants, Conditions and Restrictions, of record as aforementioned, said Register's Office, for a more complete identification and description of said Unit.

BEING the same property conveyed to Todd L. Edwards and Digna Rosa V. Edwards, husband and wife by Warranty deed from Utah Holdings, LLC of record in Instrument No. 20101011-

0081302 Register's Office for Davidson County, Tennessee, dated September 30, 2010 and recorded on October 11, 2010.

This is **improved** property known as **4007 Utah Avenue, Nashville, TN 37209.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2016.

Todd L. Edwards

Digna Rosa Edwards

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Todd L. Edwards and Digna Rosa Edwards, the bargainor(s), 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of December, 2016.

Notary Public
My Commission Expires: 11/19/2018

JONATHAN R. MEDLEY
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

SolomonParks File No. 160431