BILL GARRETT, Davidson County
Trans:T20170025947 DEEDWARR
Recvd: 03/28/17 10:07 2 pgs
Fees:13.00 Taxes:557.22
20170328-0029986

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027
for

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, this transfer is $150,600.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2017.

Notary Public
My commission expires: 10-4-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Benjamin D. Crosson	Movement Mortgage	052-13-0B-078.00
1131 Alandee Street	8024 Calvin Hall Road	
Nashville, TN 37214	Indian Land, SC 29707	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nancy G. Fann Fleming, unmarried,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Benjamin D. Crosson and Hope E. Crosson, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 121 of the Condominium Site Plan of Phase II-C, Section 3 on the plan of River Glen, as shown by plat of record in Plat Book 9700, Pages 18 and 19, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Nancy G. Fann-Fleming, a single person, by Quitclaim Deed from James Fann and wife, Nancy P. Fann, dated June 24, 2013 of record as Instrument No. 20130624-0064832, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **1131 Alandee Street, Nashville, TN 37214.**

This conveyance is subject to the following: (1) All matters appearing on the Plan of record in Book 11496, Page 732; (2) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed and Bylaws for River Glen a Horizontal Property Regime of record in Book 7566, Page 571, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons. Said Master Deed and Bylaws was modified by the following instruments of record in the Register's Office for Davidson County, Tennessee: Book 7724, Page 289, Book 7724, Page 293, Book 8258, Page 687, Book 8752, Page 751, Book 9730, Page 947, Book 10630, Page 495, Book 10630, Page 498, Book 10630, Page 501, Book 10630, Page 504, Book 11532, Page 610, Instrument No. 20010829-0093569, Instrument No. 20030425-0055851, Instrument No. 20030425-0055853, Instrument No. 20030506-0060411, Instrument No. 20030506-0060413, Instrument No. 20030508-0061769, Instrument No. 20030515-0066784, Instrument No. 20030522-0069839, Instrument No. 20030617-0083416, Instrument No. 20030617-0083418, Instrument No. 20030617-0083420, Instrument No. 20030620-0085759, Instrument No. 20030701-009067120030623-0086315, Instrument No. 20030728-0105087, Instrument No. 20030728-0105088, Instrument No. 20040713-0083147, Instrument No. 20040915-011129; (3) Charter of Incorporation of River Glen Homeowners Association, of record in Book 8069, Page 15; (4) Quitclaim Deed for common area to River Glen Homeowner's Association, of record in Instrument No. 20040713-0083148, Instrument No. 20040915-0111299, Instrument No. 20041217-0150273, Instrument No. 20071018-0123516, Instrument No. 20020503-0054718; All of record in the Register's Office for Davidson County, Tennessee..

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 15th day of March, 2017.

Nancy G. Fann Fleming

Nancy G. Fann Fleming

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 **Nancy G. Fann Fleming,** 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.

Witness my hand and official seal at Brentwood, Tennessee, this the 15th day of March, 2017.

Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2017025055