Box#14
G#29546-3

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170034645 DEEDWARR
Recvd: 04/25/17 10:07 3 pgs
Fees: 18.00 Taxes: 743.33
20170425-0040356

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21st day of April, 2017

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7-8-2019

CORYLYNN S. PRIEST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Crystal Bay, LLC	Crystal Bay, LLC New Owner	108-4A-63
(NAME)	(NAME)	
813 Ragsdale Court	P.O. Box 7215	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Spreckels, CA 93962	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20170573

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Glenn Babros and wife, Sydney Babros**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Crystal Bay, LLC**, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 8, on the Plan of First Revision The Villages of Larchwood, Phase II, Section 2, of record in Book 9700, page 627, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Glenn Babros and wife, Sydney Babros by deed from Donna S. Faircloth, dated April 22, 2016, of record in Instrument No. 20160426-0040436, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Book 9700, page 627, Register's Office for said County; (b) Restrictions as set out in Book 6435, page 189, said Register's Office; and (c) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for The Villages of Larchwood and the By-Laws appended thereto, of record in Book 10715, page 162, amended in Book 10940, page 499, said Register's Office.

Unimproved ☐

This is Improved ☒ property, known as 813 Ragsdale Court, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of April, 2017

Glenn Babros

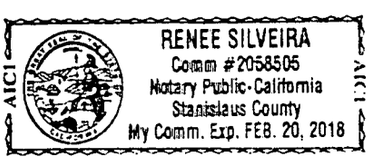
Sydney Babros

STATE OF) CA
County OF) Calaveras

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Glenn Babros and wife, Sydney Babros, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st of April, 2017.

Notary Public
My Commission Expires: Feb 20 2018



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Calaveras)

On April 21, 2017 before me, Renee Silveira, Notary Public
(insert name and title of the officer)

personally appeared Glenn Babros + Sydney Babros
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RENEE SILVEIRA
Comm #2058505
Notary Public-California
Stanislaus County
My Comm. Exp. FEB. 20, 2018

Signature _____ **(Seal)**