Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0636

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of May, 2017

Notary Public
Commission Expires: 9-30-19

KIM SEWELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170038871 DEEDWARR
Recvd: 05/08/17 11:09 2 pgs
Fees:13.00 Taxes:1296.85
20170508-0045364

Address of New Owner	Send Tax Bills To:	Map & Parcel
Megan Elizabeth Ryan 940 Gale Lane unit 106 Nashville, TN 37204	Farmington Mtg 2002 Richard Jones Rd Suite 300A Nashville, TN 37215	118-05-0A-026.00-CO

WARRANTY DEED

FOR AND IN 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,

Dustin Crowley and Meredith Crowley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Megan Elizabeth Ryan, a single woman and Michael Ryan, a married man

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 a Lot designated as Building 7, Unit C, and further identified as Parcel Number 26, on the property Tax Map Number 118-5-A, as shown on the revised Plan of St. Martin Square, now known as 12 South Towers, a Planned Unit Development of record in Plat Book 4460, page 186, Register's Office for Davidson County, Tennessee to which plan reference is made for a complete description and location of said lot.

Being the same property conveyed to Alex Fraser and wife, Natalie Fraser by Warranty deed from 940 Partners, a Tennessee General Partnership of record in Instrument No. 20050401-0035669 Register's Office for Davidson County, Tennessee, dated March 29, 2005 and recorded on April 01, 2005.

Being the same property conveyed to Dustin Crowley and Meredith Crowley, husband and wife by Warranty deed from Alex Fraser and Natalie Fraser, husband and wife of record in Instrument No. 20151022-0107701 Register's Office for Davidson County, Tennessee, dated October 09, 2015 and recorded on October 22, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 940 Gale Lane unit 106, Nashville, TN 37204.

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 we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~5th day of~~ May, 2017.

Dustin Crowley

Meredith Crowley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dustin Crowley and Meredith Crowley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of May, 2017.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)