WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170066448 DEEDWARR
Recvd: 08/02/17 12:42 2 pgs
Fees: 13.00 Taxes: 962.00

20170802-0078675

G-RC-17-6045

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 2017.

Notary Public

MY COMMISSION EXPIRES: 10-7-19 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James C. Crinean and Rosalind T. Crinean	**New Owner**	
(NAME)	(NAME)	**172-12-0B-009.00-CO**
6045 Bradford Hills Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOHN C. CARLSON AND WIFE, CORRIE L CARLSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES C. CRINEAN AND ROSALIND T. CRINEAN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section One, Bradford Hills, R-15 Residential P.U.D. (Formerly Gillespie Meadows) of record in Plat Book 7900, Page (s) 110 through 112, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John C. Carlson and wife, Corrie Carlson by Special Warranty deed from National Residential Nominee Services Inc., a Corporation organized and existing under the laws of the State of Delaware of record in Instrument No. 20110419-0030089 Register's Office for Davidson County, Tennessee, dated March 30, 2011 and recorded on April 19, 2011.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page (s) 110 through 112, inclusive, Register's Office for Davidson County, Tennessee.
- P. U. D. Boundary record in Plat Book 7900, Page 6, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8069, Page Page 170, Book 8071, Page 531, Book 8377, Pages 769 and 808, and Book 10208, Pages 940 and 781, Register's Office for Davidson County, Tennessee.
- By-laws of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 8292, Page 753, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Open Space of record in Book 8154, Page 304, and Book 9779, Page 672, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 8377, Page (s) 769 and 808, and in Book 10208, Pages 940 and 781, in the Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7690, Page 260, in the Register's Office for Davidson County, Tennessee.
- Easement to Southern Bell & Telegraph of record in Book 1113, Page 606 and Book 1318, page 441, in the Register's Office for Davidson County, Tennessee.
- Taxes for 2017 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6045 Bradford Hills Drive, Nashville, Tennessee 37211**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 31 DAY OF July, 2017.

John C. Carlson

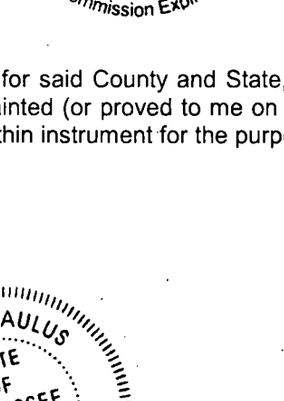
Corrie L Carlson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN C. CARLSON, the within named bargainor, 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, this the 31 of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CORRIE L CARLSON, the within named bargainor, 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, this the 31 of July, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
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Nashville, TN 37212