RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $720,000.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2017. Notary Public My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170072166 DEEDWARR
Recvd: 08/21/17 09:08 2 pgs
Fees:13.00 Taxes:2664.00
20170821-0085421

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Ryan M. Walsh	New Owner	118060M00200CO
908 B Gale Lane		
Nashville, TN 37204		

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John M. Crouch, and Amanda B. Colon nka Amanda B. Crouch, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ryan M. Walsh and Lindsey C. Walsh, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit No. B on the Plan of 908 Gale Lane Townhomes, a Horizontal Property Regime With Private Elements, established and Site Plan of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20140716-0062858, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the unit, together with any interest in any common area.

Being the same property conveyed to John Crouch, married, and Amanda Colon, unmarried, as joint tenants with rights of survivorship by Warranty deed from Echo Five, LLC, a Tennessee limited liability company of record in Instrument No. 20150316-0022198 Register's Office for Davidson County, Tennessee, dated March 12, 2015 and recorded on March 16, 2015.

The said John Crouch having since divorced on June 30, 2015 pursuant to that certain final decree of divorce in the New York Supreme Court of Kings County, New York, Index No. 53695/2014. John Crouch hereby warrants that the property that is the subject of this deed has never been the marital domicile of Emily Crouch.

The said John Crouch being one and the same as John B. Crouch.

The said Amanda Colon having since married John Crouch on _____, 201__, is now known by her marital name of Amanda B. Crouch.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.
This is improved (__X__) unimproved (____) property known as 908 B Gale Lane, Nashville, TN 37204.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-BR-17-908

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 HANDS EFFECTIVE AS OF August 15, 2017:

John M. Crouch

Amanda B. Colon nka Amanda B. Crouch

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, John M. Crouch and Amanda B. Colon nka Amanda B. Crouch, the within named Grantor(s), 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, at office, this the 15th day of August, 2017.

My Commission Expires: 3/10/2019 Notary Public

ROZALIND RUTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

20171411R