WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2017. Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)
File No. RW0003276	

ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah Crumbaugh	New Owner	091-06-0M-003.00-CO
(NAME)	(NAME)	
1405 57th Ave N		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Therese Cameron Griffin, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sarah Crumbaugh,** * _____, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

* an unmarried woman

LAND in Davidson County, Tennessee, being Unit No. 3 on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748, in Instrument No. 20150929-0098582, in Instrument No. 20151218-127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and supplementals in Instrument No. 20150424-0036748 and in Instrument No. 20150929-0098582, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed by deed to Therese Cameron Griffin, an unmarried woman, by Warranty Deed from Craighead Development, LLC, a Tennessee limited liability company, dated February 8, 2016, recorded February 11, 2016 in Instrument No. 20160211-0013171.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1405 57th Ave N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town)

BILL GARRETT, Davidson County
Trans: T20170077160 DEEDWARR
Recvd: 09/05/17 08:37 2 pgs
Fees: 13.00 Taxes: 952.75

20170905-0090595

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 do 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 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 28 day of August, 2017.

Therese Cameron Griffin

STATE OF MA
COUNTY OF NORFOLK

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Therese Cameron Griffin, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 28 day of August, 2017.

Nathalie Jean-Philippe
Notary Public

My commission expires: 10/22/21

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

NATHALIE JEAN-PHILIPPE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On
October 22, 2021

NATHALIE JEAN-PHILIPPE NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES ON 10-22-2021