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THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23891	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF SEPTEMBER, 2017. Notary Public MY COMMISSION EXPIRES: 5/3/21 (AFFIX SEAL)

I. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 6883 DEEDWARR
10/03/2017 08:30:53 AM 2 pgs
Fees: $13.00 Taxes: $685.98

20171003-0100935

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rebecca Young	Caliber Home Loans, Inc.	MAP
8300 Sawyer Brown Road #Q308	1199 South Beltline Road, Ste 110	PARCEL 142-05-0B-095.00-CO
Nashville, TN 37221	Coppell, TX 75019	
(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, **Sarah E. Crouch, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Young, a single woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. Q-308, together with the Carport designated No. Q-308-C, in River Plantation, Section Three, a Condominium, a Horizontal Property Regime, located on Sawyer Brown Road, Nashville, Davidson County, Tennessee, as shown on the Plan of River Plantation, Section Three, Condominium Apartments, recorded in Book 4675, Pages 75, 76 and 77, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 4784, Page 464, of the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Sarah Morton Beasley, married by Warranty deed from W. E. Mason and wife, Hazel Mason, Trustee of record in Book 10831, page 871, Register's Office for Davidson County, Tennessee, dated February 27, 1998 and recorded on March 10, 1998 and Affidavit of Heirship recorded on July 13, 2017 in Instrument No. 20170713-0070687 and Instrument No. 20170713-0070687. Sarah Morton Beasley died January 5, 2009, leaving the property to William Andrew Beasley IV and Sarah E. Crouch in her will probated at Docket No. 09P-573 in the Circuit Court, Probate Division of Davidson County, Tennessee. William Andrew Beasley IV died May 27, 2016 leaving his sister, Sarah E. Crouch, as his sole heir-at-law, per Affidavits of Heirship 20170713-0070687 and 20170713-0070688.

This property is not now and has never been the residence of the Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2017 which have been prorated and assumed by Grantee; (2) all matters shown on the Plan of record in Plat Book 4675, Page (s) 75 through 77; (3) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 4784, Page 464, See Waiver of Exclusive Rights in Book 5840, Page 663; (4) By-Laws of record in Book 4784, Page 482; (5) Grant of Easement of record in Instrument Number 20121114-0104719; (6) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **8300 Sawyer Brown Road #Q308, Nashville, TN 37221.**

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, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 the 29th day of September, 2017.

Sarah E. Crouch

Sarah E. Crouch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sarah E. Crouch** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of September, 2017.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN