WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-17-1275

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180214928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $255,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of February, 2018.

Notary Public
My Commission Expires: 3-21-20

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shelley Crane 511 HARPETH PARK DRIVE Nashville TN 37221-2523	CMG Mortgage In 3160 Crow Canyon Rd Suite 400 San Ramon, CA 94583	Tax Parcel ID No. 142070I01200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **7301 Highway 70, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelley Crane**, **an unmarried woman**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 511, HARPETH PARK TOWNHOMES, a Townhouse Planned Unit Development, as established by Declaration of Covenants, Conditions and Restriction of record in Instrument No. 20150430-0038713, as amended in Instrument No. 20150615-0056309, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to 7301 Highway 70, LLC, a Tennessee limited liability company by Warranty Deed from 7301 Highway 70 South, LLC, a Tennessee limited liability company, recorded on the 2nd day of February, 2015 in Instrument No. 20150202-0009608, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Instrument No. 20150430-0038713, amended at Instrument No. 20150615-0056309.

Charter of 7301 Highway 70 South LLC recorded at Instrument No. 20140820-0075965.

Easement for Broadband Communications to Comcast of Nashville I, LLC, recorded in Instrument No. 20160129-0008673.

Easement for Sewer, recorded in Book 6483, Page 907.

Bill Garrett Davidson County
Batch# 60268 DEEDWARR
02/20/2018 11:07:25 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180220-0015862

Restrictions & Covenants for Stormwater Facilities & Systems recorded at Instrument No. 20150421-0035335.

This is improved property located at 511 HARPETH PARK DRIVE Nashville TN 37221-2523

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of February, 2018.

7301 Highway 70, LLC.

By: _____

Victor Bishara, Chief Manager

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of 7301 Highway 70, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of February 2018.

_____

Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021