Bill Garrett Davidson County
Batch# 60329 DEEDWARR
02/20/2018 12:34:13 PM 2 pgs
Fees: $13.00 Taxes: $2,971.84

20180220-0015946

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $803,200.00

X _____
Affiant

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

_____
Notary Public

MY COMMISSION EXPIRES: 10/3/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Timothy Crenshaw 4321 Westlawn Drive Nashville, TN 37209	New Owner	103-08-0D005.00-CO

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, I/we, **Kelly H. Schlendorf and Daniel Munoz, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Timothy Crenshaw and Linda Crenshaw, husband and wife,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Final Plat of Cherokee Crossing, a Residential Subdivision of record in Plat at Instrument No. 20050328-0032338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with adjoining permanent "outdoor living space easement over Lot 4 for the benefit of Lot 5" as described in deed of record in Instrument No. 20061218-0155606 and affidavit of record in Instrument No. 20070726-0088860, said Register's Office.

Being the same property conveyed to Kelly H. Iy Schlendorf and Daniel Munoz, wife and husband by Warranty deed from Stephanie Lowe, unmarried of record in Instrument No. 20130627-0066265 Register's Office for Davidson County, Tennessee, dated June 25, 2013 and recorded on June 27, 2013. The said Kelly H. Schlendorf having been previously and erroneously shown as Kelly H. Iy Schlendorf in the current vesting deed.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 4321 Westlawn Drive, Nashville, Tennessee 37209

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/our hand(s) this 16th day of February, 2018.

Kelly H. Schlendorf by Daniel Munoz as Attorney-in-Fact

Kelly H. Schlendorf by Daniel Munoz as Attorney-in-Fact

Daniel Munoz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Daniel Munoz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Kelly H. Schlendorf, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kelly H. Schlendorf, the bargainor, by the said Daniel Munoz, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 16th day of February, 2018.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 5/ol/2019

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Daniel Munoz with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of February, 2018.

Notary Public

John M. Wells State of Tennessee Notary Public Davidson County

My Commission Expires: 5/ol/2019