THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
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Nashville, TN 37205
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Bill Garrett Davidson County
Batch# 73416 DEEDWARR
03/26/2018 12:24:05 PM 3 pgs
Fees: $18.00 Taxes: $599.35

20180326-0028163

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $161,985.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of March 2018.

Notary Public

My Commission Expires: March 8, 2021

SHARON D. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Martha Jo Fristoe 1900 Richard Jones Road Unit Z-2 Nashville, TN 37215	New Owner	117-15-0A-156.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned, JAMES A. CROSSMAN, unmarried (herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto MARTHA JO FRISTOE, unmarried (herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit P-4, as shown on the map entitled a Horizontal Property Regime, located on the Plat of Green Hills Terrace, of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to JAMES A. CROSSMAN, unmarried, by deed from BOBBIE L. SPRAKER, unmarried, of record in Instrument No. 20141003-0091828, dated October 3, 2014, said Register's Office.

THIS conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, and the following exceptions:

1. Davidson County general or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 117-15-0A-156.00-CO;

2. Matters shown on the Plan of record in Plat Book 5200, page 64, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, monthly assessments, special assessments, charges and liens, contained in the Master Deed and By-Laws of record in Book 5304, page 702 and amended in Book 7841, Page 557 and Book 9830, page 181, said Register's Office;

4. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075704 and Instrument No. 20150814-0081514, said Register's Office; and

5. Unrecorded lease agreement dated March 30, 2015 with, Scott Kacic and Lori Word, occupants of the property.

BEING improved property, known as 1900 Richard Jones Road, P-4, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind himself, his heirs and/or assigns, to warrant and forever defend the title to said land to the said GRANTEE, her heirs and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23rd day of March 2018.

JAMES A. CROSSMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public for said county and State, JAMES A. CROSSMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of March 2018.

Dave A Cook
NOTARY PUBLIC

DAVID A. CHILDRESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/8/2019