30591-8 Box 14

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027
P18-9102-BW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 299,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-22

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 73559 DEEDWARR
03/27/2018 08:38:38 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63

20180327-0028371

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Manuelito M. Arnold	SWBC Mortgage Corp	MAP & PARCEL
760 Wedgewood Park-Apt 106	9311 San Pedro #100	105-10-0C-106.00-CO
Nashville, TN 37203	San Antonio, TX 78216	
(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, **Carol Lynn Crossman f/k/a Carol Lynn Moore**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manuelito M. Arnold**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 106 of Wedgewood Park, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Wedgewood Park, a Condominium of record in Instrument Number 20050510-0052804, as amended in Instrument No. 20060216-0019060 and 20060228-0022838, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E3 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit E1 and E2 to said Master Deed.

Being the same property conveyed to Carol Lynn Moore by Warranty Deed from Elite Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20070920-0112537 Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on September 20, 2007.

Kevin Keith Crossman joins in this conveyance for the purpose of conveying all right, title and interest he might have in and to the above described property as spouse of Carol Lynn Crossman f/k/a Carol Lynn Moore.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **760 Wedgewood Park-Apt 106, Nashville, TN 37203.**

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 the 23rd day of March, 2018.

Carol Lynn Crossman by Donna Mason attorney in fact
Carol Lynn Crossman
BY: Donna Mason, Attorney-In-Fact

Kevin Keith Crossman by Donna Mason attorney in fact
Kevin Keith Crossman
BY: Donna Mason, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Carolyn Lynn Crossman** 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 23rd day of March, 2018.

My Commission expires 11/3/20

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donna Mason** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Carol Lynn Crossman f/k/a Carol Lynn Moore** and **Kevin Keith Crossman** Attorney in Fact, as their free act and deed of the within named **Carol Lynn Crossman f/k/a Carol Lynn Moore and Kevin Keith Crossman**.

Witness my hand and official seal this the 23rd day of March, 2018.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY