Name and Address of Owners:	Send Tax Bills To:	Tax Information:
Eric W. Crafton April Nava 7557 Oakhaven Trace Nashville, TN 37209	Eric W. Crafton April Nava 6666 Brookmont Terr. #302 Nashville, TN 37209	Tax Parcel ID No. 129140A02600CO

Karen Y Johnson Davidson County
Batch# 138499 DEEDQC
09/10/2018 03:06:15 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20180910-0089673

QUITCLAIM DEED

For and in good consideration of the sum of ten dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mitzi Crafton, unmarried, Eric W. Crafton, and April Nava** (hereinafter referred to as "Grantors"), by these presents do hereby quitclaim, grant and convey all right, title and interest in the real property described herein below unto **Eric W. Crafton, and April Nava, as joint tenants with right of survivorship** (the "Grantees"), their successors and assigns, the following described tract of land in Davidson County, Tennessee, to wit:

A condominium apartment in Davidson County, Tennessee being Unit No. 302 of Wessex Towers Condominium, a horizontal property regime pursuant to the Tennessee Horizontal property act, as shown on the plan to the master deed of record in Book 5200, Pages 142 and 143, Registers Office for said county, to which source reference is hereby made for more complete details of description, together with the said apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed by Warranty Deed from David Wiley Cook and Susan Ballard Cook, husband and wife, to Mitzi Crafton, unmarried, Eric W. Crafton, and April Nava as recorded on the 6th day of July, 2015 in Instrument No. 20150706-0064909, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed from Melanie C. Gordon, unmarried, to David Wiley Cook and Susan Ballard Cook, husband and wife, as recorded on the 19th day of August, 2014 in Instrument No. 20140819-0075259 and Warranty Deed from LaVerne S. Daniels, Trustee of the LaVerne S. Daniels Revocable Living Trust, dated May 9, 1995 to Melanie C. Gordon, an unmarried woman, as recorded on the 30th day of July, 2007 in Instrument No. 20070730-0090161, in the Register's Office of Davidson County, Tennessee.

Property is not the marital residence of Eric W. Crafton or April Nava.

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 2108 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing WESSEX TOWERS Condominium of record in Book 5414, Page 634, as amended by instrument(s) of record in Book 5599, Page 39, Book 5792, Page 982, Book 6478, Page 742, Book 9935, Page 486 and Book 10705, Page 777, Amendment to the By-Laws recorded at Instrument Nos. 20011127-0129399 and 20080624-0065008, and any future amendments thereto, as affected by Appointment of Successor Trustee recorded at Instrument No. 20120516-0042527.

Charter of Wessex Towers Condominium Association, Inc. recorded in Book 5412, Page 451.

Matters appearing on the plat recorded in Plat Book 5200, Page(s) 142-143, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".

This is improved property located at 6666 BROOKMONT TER #302, Nashville, TN 37205-4633.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land on fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever. EC

This conveyance is made subject to any and all restrictive covenants and easements applicable to the above described property.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of September, 2018.

Mitzi Crafton

MITZI CRAFTON

Eric W. Crafton
ERIC W. CRAFTON

APRIL NAVA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Chelsea R. Warren, a Notary Public in and for said county and state, the within named MITZI CRAFTON, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of September, 2018.

NOTARY PUBLIC

CHELSEA RAE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Chelsea R. Warren, a Notary Public in and for said county and state, the within named ERIC W. CRAFTON, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of September, 2018.

NOTARY PUBLIC

CHELSEA RAE WARREN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires: 3/8/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Chelsea R. Warren a Notary Public in and for said county and state, the within named APRIL NAVA, the Bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7 day of September, 2018.

CHELSEA RAE WARREN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

My Commission Expires: 3/24/21

This instrument Prepared By:

Andrew Tolbird, #018254
RESURGAM LAW, PC
P.O. Box 120495
Nashville, Tennessee 37212
(615) 745-9299

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Eric Lafton, **Affiant**
Subscribed and sworn before me this the
10 **Day of** September, 20 18.
Brenda Wall, **Deputy Register**