WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 154159 DEEDWARR
10/25/2018 03:03:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20181025-0105994

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Shannon N Gartung
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of October, 2018

Notary Public

MY COMMISSION EXPIRES: July 18, 2021

(AFFIX SEAL)

SHANNON MILES NOTARY PUBLIC STATE OF TENNESSEE BEDFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Shannon N. Gartung	Ascend Federal Credit Union	135120A030.00 & 135120A065.00
(NAME)	(NAME)	
2061 Nashboro Blvd.	PO Box 1210	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Tullahoma, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Randy W. Craver and wife, Barbara S. Craver,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shannon N. Gartung and William C. Gartung, wife and husband,** 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 tract or parcel of land lying and being in the 2nd Civil District of Davidson County, Tennessee. Said interest being Unit 2061 of Nashboro Village Twelve (12) Condominium, and Garage Unit No. 2061G of Condominium, as shown on Master Plot Plan for Nashboro Village (12) condominium, prepared by Miller, Wihry, & Lee, Inc., Landscape Architects & Engineers, dated November 1, 1973, and recorded in Plat book 4675, page 121, Register's Office for Davidson County, Tennessee; together with all right, title and interest relating to said Unit as prescribed and set forth in the Master Deed fro Nashboro Village (12) Condominium, recorded in Deed book 4827, page 30, aforesaid recorded on June 20, 1974, said Master Deed and all recorded amendments and exhibits thereto being by this reference incorporated herein and made a part hereof. The interest herein conveyed includes without limiting the generality of the foregoing, an undivided 2.28% interest in the Common Elements of Nashboro Village Twelve (12) Condominium. This is improved property known as 2061 Nashboro Blvd., Nashville, TN 37217.

Being the same property conveyed to Randy W. Craver and wife, Barbara S. Craver by Warranty Deed from Eric William Street and wife, Joan Olive Street, dated July 19, 1988 and of record in Book 7606, page 168, in the Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2061 Nashboro Blvd., Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 25th day of October, 2018.

Randy W. Craver

Barbara S. Craver

State of Tennessee
County of Rutherford

Personally appeared before me Randy W. Craver and Barbara S. Craver, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of October, 2018.

Notary Public Sasha Knowles
My Commission Expires: July 18, 2021

SASHA KNOWLES
STATE OF TENNESSEE
NOTARY PUBLIC
BEDFORD COUNTY

File No.: 22597

True Copy Certification

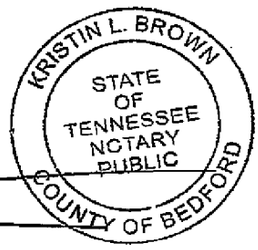
I, Jack E. Gritton II, do hereby make oath that I am a licensed attorney and/ or the custodian of the electronic version of the attached document tendered for registration herewith and that is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of RUTHERFORD

Personally appeared before me Kristin L. Brown, a notary public for this county and state, Jack E. Gritton II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 3-13-19