This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203

File Number: 1-18-2770

Karen Y Johnson Davidson County
Batch# 164572 DEEDWARR
11/21/2018 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $425.50
20181121-0114885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00

Lena Mayo
Affiant

Subscribed and sworn to before me, this the 15th day of November, 2018

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Warren Cranford Megan Cranford 3215 East Lake Drive Nashville, TN 37214	New Owner	108-08-0D-026.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Lena Mayo, an unmarried woman, and Beverly Easterling Caldwell, Trustee of The Emily Easterling Mayo Family Trust created by the Last Will and Testament of Emily Easterling Mayo dated May 15, 2001**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Warren Cranford and Megan Cranford, husband and wife,** 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:

Being a certain condominium apartment situated in Davidson County, Tennessee, being Unit No. 26, Lot No. 56, and the appurtenant interest in the common elements, of Quail Valley, Section 3, Phase V, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as created by the Master Deed establishing the horizontal property regime of Quail Valley Condominiums, of record in Book 5851, page 779; Book 5851, page 784; Book 5857, page 371; Book 5857, page 372; Book 5857, page 502; Book 5869, page 814; Book 5884, page 534; Book 5931, page 508; and in Book 6081, page 130, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the condominium site-plan of Phase Five, Section Three, Quail Valley, of record in Plat Book 5200, page 435, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Section 3, Phase V, Quail Valley provided Master Deed, together with the By-Laws appended thereto, the aforementioned condominium site-plan, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Prentice Easterling by Quitclaim Deed from Treva L. Goodwin, dated March 24, 2010, recorded July 20, 2011, of record in Instrument No. 20110720-0055476, Register's Office for Davidson County, Tennessee. The said Prentice Easterling aka Prentice Roscoe Easterling having since died, property passing to his heirs at law: Emily Mayo, Lena Mayo, Danny Mayo and Treva L. Goodwin retaining a life estate, in accordance with the terms of the Last Will and Testament of Prentice Roscoe Easterling, filed in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 15P529, a copy of which is also filed of

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record in Instrument No. 20150828-0087280, Register's Office for Davidson County, Tennessee. Danny Mayo having since deeded any interest he may have to Emily Mayo and Lena Mayo by Quitclaim Deed dated September 3, 2015, recorded September 21, 2015, of record in Instrument No. 20150921-0095854, said Register's Office. Treva L. Goodwin having since deeded any interest she may have to Emily Mayo and Lena Mayo by Quitclaim Deed dated September 8, 2015, recorded October 5, 2015, of record in Instrument No. 20151005-0100829, said Register's Office. The said Emily Mayo a/k/a Emily Easterling Mayo died testate on January 24, 2018 and pursuant to her Last Will and Testament filed in Docket No. 18P639, the property was devised to Beverly Easterling Caldwell, as trustee of The Emily Easterling Mayo Family Trust.

This is improved property located at: **3215 East Lake Drive, Nashville, TN 37214.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. The 2018 property taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of November, 2018.

GRANTOR:

Lena Mayo

Lena Mayo

The Emily Easterling Mayo Family Trust

By: Beverly Easterling Caldwell

Beverly Easterling Caldwell, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lena Mayo and Beverly Easterling Caldwell, Trustee of The Emily Easterling Mayo Family Trust, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 15th day of November, 2018.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

C M Corriveau

Notary Public
My Commission expires: 3/8/2021

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True Copy Certification

I, Christopher M Corriveau, do herby 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 this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)