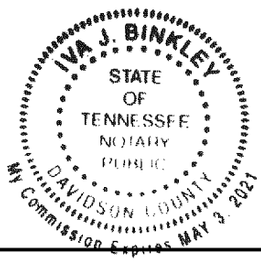
Karen Johnson Davidson County
Batch# 236036 DEEDWARR
05/29/2019 02:51:30 PM 2 pgs
Fees: $13.00 Taxes: $3,100.60
20190529-0050798

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $838,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29TH DAY OF MAY, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5-3-2021

THIS INSTRUMENT PREPARED BY /RETURN TO:
Jim R. Vanderpool, PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 19-1025LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Lance Noel Rea and Kathleen Mary Burns-Rea	First Tennessee Bank	
809 Halcyon Ave Unit A.	1017 E Morehead St	118014I00100CO
Nashville, TN 37204	Charlotte, NC 28204 #2	

FOR AND IN 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, WE,

MARIE-CHRISTINE CREWE-BRIGUET AND CHRISTOPHER CREW, WIFE AND HUSBAND, AS TENANTS IN COMMON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LANCE NOEL REA AND WIFE, KATHLEEN MARY BURNS- REA

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:

Land in Davidson County, Tennessee, being Unit A on the Plan of Halcyon Place, a Horizontal Property Regime with Private Elements, established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140911-0083353, as amended in Instrument No. 20141219-0116123 and Instrument No. 20150629-0061993, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marie-Christine Crewe-Briguet and Christopher Crewe, wife and husband, as tenants in common by Warranty Deed from Harold Gail Johnson, Jr., recorded on the 22nd day of July, 2015 in Instrument No. 20150722-0071680, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF DODD AND WOODARD'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 132.

4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140911-0083353 as amended at Instrument Nos. 20141219-0116123 & 20150629-0061993.

5. Permanent Easement for Ingress and Egress recorded at Instrument No. 20150629-0061991.

This is improved property known as 809 A. Halcyon Ave, Nashville, TN 37204

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 our hand on the 21 day of May, 2019.

Marie-Christine Crewe-Briguet

Christopher Crewe

STATE OF New York
COUNTY OF New York

Personally appeared before me, a Notary Public of said County and State, MARIE-CHRISTINE CREWE-BRIGUET AND CHRISTOPHER CREWE, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at New York (city) New York, (state), this 29th day of May, 2019.

Notary Public

My Commission Expires: 2/12/2023

MINA HESSION
Notary Public, State of New York
Qualified in New York County
No. 01HE6[illegible]
My Commission Expires 02/12/2023

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires