Karen Johnson Davidson County
Batch# 276001 DEEDWARR
08/23/2019 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,109.63
20190823-0085035

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 22nd day of August, 2019.

Notary Public
MY COMMISSION EXPIRES: 5-2-22
File No. G19-6173

BRANSON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Justin Edmund Crandall (NAME)	2185 Community MHS, INC (NAME)	086-08-0A-040.00-C
1064 TULIP GROVE RD. (STREET ADDRESS)	207 ROBERT REESE DR, STE 200 (STREET ADDRESS)	
HERMITAGE, TN 37076 (CITY) (STATE) (ZIP)	MURFREESBORO, TN 37129 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Carmen Ann Mann, a married woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Justin Edmund Crandall, a single man,** 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 Lot No. 479 on the Plan of Re-Subdivision of Lots 469 thru 482, Camden Woods, Phase III-A, of record in Plat Book 7900, Page 642, 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 Carmen Ann Mann, a unmarried woman by Deed dated November 22, 2017, recorded November 22, 2017, in Instrument Number 20171122-0120180, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Page 642, Register's Office for Davidson County, Tennessee.
2. Charter for Homeowners Association of record in Book 7661, Page 32, Register's Office for said County.
3. ByLaws of record in Book 7620, Page 583, Register's Office for said County.
4. Common Area conveyed to Homeowners Association of record in Book 7783, Page 585, Register's Office for said County.
5. Restrictions as recorded in Book 7620, Page 561; Book 7657, Page 580; Book 7675, Page 926; Book 8241, Page 194; Book 9036, Page 329; Book 9231, Page 737; Instrument 200809240096976; 201209040079787; 201209040079788; and 201407070059383, Register's Office for Davidson County, Tennessee.
6. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Colin Michael Noel is signed by his duly appointed Attorney-in-fact Carmen Ann Mann, pursuant to the Power of Attorney recorded in Instrument #__20190823008503 4_____, said Register's Office.

This is improved property, known as 1064 Tulip Grove Road, Hermitage, TN 37076.

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.

Witness my/our hand(s) this 22nd day of August, 2019.

Carmen Ann Mann

Carmen Ann Mann

Colin Michael Noel by Carmen Ann Mann Attorney In Fact

Colin Michael Noel by Carmen Ann Mann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of August, 2019, before me personally appeared Carmen Ann Mann, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of August, 2019.

Notary Signature
My commission expires: 3/21/22

STATE OF Tennessee
COUNTY OF Davidson }

Personally appeared before me, **the undersigned, a Notary Public in and** of said County and State, the within named Carmen Ann Mann, Attorney in **Fact for Colin Michael Noel, with whom** I am personally acquainted, and who acknowledged that he or she executed the **within instrument for the purposes** therein contained, and who further acknowledged that he or she is the Attorney-in-fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this **22nd day of August, 2019.**

Notary Public **My Commission Expires:** 3/21/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, **Angie Lawless**, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022