THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21113850

ANDERSON CO. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson
Batch# 766150
12/02/2021 12:46:55 PM
Fees: $13.00 Taxes: $952.75

Davidson County
DEEDWARR
2 pgs

20211202-0159883

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $257,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of November, 2021.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Blair Teasdale 9220 Prestmoor Place Brentwood, TN 37027	New Owner	Tax Parcel ID No. 129-15-0A-014.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Douglas Crews, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Blair Teasdale**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 14 , on the Horizontal Property Regime for Belle Meade Highlands Condominium, as recorded in the Master Deed of record in Book 7091, page 302 and amended in Instrument No. 20080424-0042111, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to DOUGLAS CREWS, by deed from YAN ZHANG, of record in Instrument No. 20200803-0085323 , dated July 31, 2020 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 129-15-0A-014.00 CO.

Master Deed of record in Book 7091, page 302 and amended in Instrument No. 20080424-0042111, said Register's Office.

Easements, assessments and special assessments as set out in Master Deed of record in Book 7091, page 302, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4816, page 427 corrected in Book 4881, page 710, said Register's Office.

Easement Agreement of record in Book 11000, page 273, said Register's Office.

This is improved property located at 21 Vaughns Gap Road Unit 14 Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 24th day of November, 2021.

Douglas Crews

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Douglas Crews, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2021.

Notary Public

My Commission Expires: _____

