Karen Johnson Davidson County
Batch# 825957 DEEDWARR
03/22/2022 10:11:30 AM 5 pgs
Fees: $28.00 Taxes: $1,439.30
20220322-0032657

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow – Clarksville, LLC
116 Merchants Blvd. Ste. A
Clarksville, TN 37040
#2022020115

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania
COUNTY OF Montgomery

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVERIS GREATER, FOR THIS TRANSFER IS $ 389,000.00.

Samantha Hermann
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 5/17/23

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Crowne Property Acquisitions, LLC	Crowne Property Acquisitions, LLC c/o RENU Management	050-02-0A-314.00-CO
1950 E. Greyhound Pass, Ste. 18-355	1950 E. Greyhound Pass, Ste. 18-355	
Carmel, IN 46033	Caramel, IN 46033	

FOR AND 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, **ANTHONY HIGHTOWER AND AFTON HIGHTOWER, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CROWNE PROPERTY ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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, State of Tennessee, being Unit 314 as established by the Master Deed or Declaration of Belle Arbor Townhomes ("Master Deed"), a horizontal property regime, of record in Instrument No. 20171116-0117974 as corrected in Scrivener's Affidavit as recorded in Instrument No. 20171122-0119839 and as amended by Instrument No. 20180105-0001817, Instrument No. 20190708-0066428 and Instrument No. 20191112-0116482, Register's Office for Davidson County, Tennessee; said Unit being depicted on the Site Plan attached as Exhibit D to the aforementioned Master Deed, to which reference is made for a more complete and accurate description of the property; together with an undivided percentage interest in the Common Elements allocated to said unit and with special rights to use certain Common Elements.

Being the same property conveyed to Anthony Hightower and Afton Hightower, husband and wife by Warranty deed from SDH Nashville LLC, a Georgia limited liability company of record in Instrument No. 20201117-0135329 Register's Office for Davidson County, Tennessee, dated November 13, 2020 and recorded on November 17, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Unimproved ( )
This is improved (X) property, known as: **2302 Countess Alley, Nashville, TN 37207**

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.

Witnessed this the 8th day of March, 2022.

Anthony Hightower

Afton Hightower

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, a Notary Public in and for said County and State, the within named **Anthony Hightower and Afton Hightower**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of March, 2022.

My Commission expires 5/13/2025

Notary Public

PAULA M. VAN CUYK
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING UNIT 314 AS ESTABLISHED BY THE MASTER DEED OR DECLARATION OF BELLE ARBOR TOWNHOMES ("MASTER DEED"), A HORIZONTAL PROPERTY REGIME, OF RECORD IN INSTRUMENT NO. 20171116-0117974 AS CORRECTED IN SCRIVENER' S AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 20171122-0119839 AND AS AMENDED BY INSTRUMENT NO. 20180105-0001817, INSTRUMENT NO. 20190708-0066428 AND INSTRUMENT NO. 20191112-0116482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; SAID UNIT BEING DEPICTED ON THE SITE PLAN ATTACHED AS EXHIBIT D TO THE AFOREMENTIONED MASTER DEED, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE PROPERTY; TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALLOCATED TO SAID UNIT AND WITH SPECIAL RIGHTS TO USE CERTAIN COMMON ELEMENTS.

Parcel ID:050 02 0A 314.00CO

Commonly known as 2302 Countess Alley, Nashville, TN 37207
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a General Warranty Deed recorded in Instrument: 20201117-0135329 in the Register's Office of Davidson County, Tennessee.

TENNESSEE RESIDENTIAL PROPERTY CONDITION DISCLOSURE UPDATE

PROPERTY ADDRESS 2302 Countess Alley CITY Nashville

Pursuant to the disclosure requirements of the "Tennessee Residential Property Disclosure Act" *Tennessee Code Annotated, § 66-5-201, et seq.,* the undersigned Seller hereby supplements the Residential Property Condition Disclosure information previously furnished by Seller to Buyer, as follows (Seller[s] check the appropriate box and write out the changes, if any are reported):

☒ **NO CHANGES**
To the best of the knowledge, information and belief of the undersigned, the condition of the Property is substantially the same as it was when the Residential Property Condition Disclosure form was provided to the Buyer.

☐ **CHANGES TO REPORT**
The changes shown below, which may be material to the physical condition of the Property, have occurred or been observed since the Residential Property Condition Disclosure form was provided to the Buyer. This statement is given in good faith to the best of Seller's knowledge, information and belief, and is not intended to create warranties or guarantees which are not already made in the specific provisions of the contract or imposed by applicable law.

CHANGES REPORTED

IN WITNESS WHEREOF, the information herein is certified by Seller and acknowledged as received by Buyer upon the dates indicated.

Transferor (Seller)	Anthony Hightower	Date 3/8/22	Time	
Transferor (Seller)	Afton Hightower	Date 3/8/22	Time	
Transferee (Buyer)	Traves W. Bonwell	Date	Time	
Transferee (Buyer)		Date	Time	

NOTE: This form is provided by Tennessee REALTORS® to its members for their use in real estate transactions and is to be used as is. By downloading and/or using this form, you agree and covenant not to alter, amend, or edit said form or its contents except as where provided in the blank fields, and agree and acknowledge that any such alteration, amendment or edit of said form is done at your own risk. Use of the Tennessee REALTORS® logo in conjunction with any form other than standardized forms created by Tennessee REALTORS® is strictly prohibited. This form is subject to periodic revision and it is the responsibility of the member to use the most recent available form.

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Tennessee Certification of Electronic Document

I, Samantha Herrmann, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3/8/2022 (date of document).

Samantha Herrmann
Affiant Signature

3/14/2022
Date

State of Pennsylvania

County of Montgomery

Sworn to and subscribed before me this 14 day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: May 17, 2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Shawnna Leigh Sorenson, Notary Public
Montgomery County
My commission expires May 17, 2023
Commission number 1262568
Member, Pennsylvania Association of Notaries