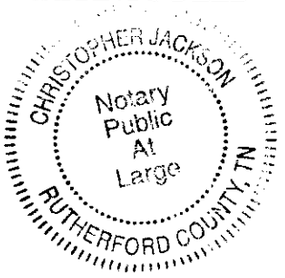
File No. 260900976

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: Aug. 20, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/04/06 15:29 2 pgs
Fees:13.00 Taxes:545.75
20061004-0123423

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole Marie Harrison	New Owner	161-O-272
(NAME) 5845 Nolensville Pike Condominium 303	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Carlos Andres Arteaga and Lody Arteaga, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nicole Marie Harrison,** HEREINAFTER CALLED THE GRANTEE(S), HER 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 No. 87 on the Plan of Townhomes of Shadow Glen as shown on exhibit to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carlos Andres Arteaga and Lody Arteaga, husband and wife, by deed from Beazer Homes Corp., of record in Instrument No. 20050708-0079167, filed for record on 7/8/2005 in the Register's Office for said County.

Subject to all matters as set forth per Instrument Nos. 20040317-0030572, 20040720-0086706, 20040720-0086707, Register's Office of said County.

Easement as shown of record in Instrument No. 20040917-0112429, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20040316-0029917, Register's Office for said County.

Quitclaim Deeds to Homeowner's Association as shown of record in Instrument Nos. 20040325-0033972, 20041105-0133514, 20041105-0133515, 20050127-0010261, 20050322-0031389, 20050429-0048090, 20051012-0123003, 20051114-0137526, 20060105-0001844, Register's Office for said County.

Restrictive Covenants of record in 20040315-0029248, 20040713-0083179, 20041021-0126776, 20041025-0128065, 20050317-0029206, 20050425-0045905, 20050520-00056887, 20051007-0121715, 20051107-0134921, 20051207-0147464, 20060124-0009112, 20050118-0005927, Register's Office of said County. This policy insures that said covenants have not been violated to date and any future violation thereof will not result in a forfeiture or reversion of title.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike #303, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 my/our hands this 29th day of September, 2006.

Carlos Andres Arteaga

Lody Arteaga,

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carlos Andres Arteaga and Lody Arteaga, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of September, 2006.

Commission expires: Aug 20, 2007

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD COUNTY, TN

Notary Public

File Number: 260900976

RETURN TO:

Cumberland Title

216 Centerview Drive, Suite 139

Brentwood, TN 37027