WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

CAROL L. MCARTHUR NOTARY PUBLIC WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather E. Sanders	Countrywide Home Loans	161.16-OA-51.00-CO
(NAME)	(NAME)	
5845 Nolensville pike, Unit 116	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Zandra Burton, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heather E. Sanders, Married**, 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:

Unit No. 51 Town Homes of Shadow Glen as shown on the Exhibit to the Declarations of Restrictions in Instruments No. 20040315-0029248, 20040318-0030572, 20040713-0083179, 20040720-0086706 and 20040720-0086707, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Zandra Burton by Deed from Beazer Homes Corp., of record in Instrument No. 20041209-0146832, dated November 24, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2006, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantors; Charter of Townhomes of Shadow Glen Homeowner's Association, Inc. of record in Instrument No. 2004 031600 29917; Dedication/Conveyance of Common Area of record in Instrument No. 2004 032500 33972, 2004 110501 33514, 2004 110501 33515, 2005 012700 10261, 2005 032200 31389, 2005 042900 48090, 2005 101201 23003, 2005 111401 37526 and 2006 10500 01844; Restrictions of record in Instrument No. 2004 031500 29248, 2004 031700 30752, 2004 071300 83179, 2004 072000 86706, 2004 072000 86707, 2004 102101 26776, 2004 102501 28065, 2005 011800 05927, 2005 031700 29206, 2005 042500 45905, 2005 052000 36887, 2005 100701 21715, 2005 110701 34921, 2005 120701 47464 and 2006 012400 09112; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5845 Nolensville pike, Unit 116, 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 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.

Davidson County DEEDWARR
Recvd: 10/17/06 08:37 2 pg
Fees:13.00 Taxes:553.15

20061017-0128481

Witness my hand this 13th day of October, 2006.

Zandra Burton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Zandra Burton, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 13th day of October, 2006.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
October 25, 2008