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Davidson County DEEDWARR
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Fees:18.00 Taxes:553.15
20070530-0063961

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Brenda R. Lehman
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 2007.

Notary Public

My Commission Expires: 9/20/10

HERRI A. SCHMONSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Sept 20 2010

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Elizabeth Lea Maxey, a single woman

5845 Nolensville Pike #127
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

161-A-014.00 CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jenna Rice and husband, Matt Rice hereinafter referred to as Grantors, hereby transfers and conveys to Elizabeth Lea Maxey, a single woman, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Unit No. 14 on the plan of Townhomes of Shadow Glen as shown on the 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 and Instrument No. 20040720-0086707, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jenna Dunham, an unmarried woman and Matt Rice, an unmarried man, by Warranty deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20041214-0148139, Register's Office for Davidson County, Tennessee. The said Jenna Dunham and Matt Rice are now married to each other and Jenna Dunham is now known as Jenna Rice.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, and Instrument No. 20040720-0086707, Register's Office of said County.
HOA Charter of record in Instrument No. 20040316-0029917, Register's Office for said County.
Easement of record in Deed Book 7382, Page 755, Register's Office for said County.
Easement of record in Deed Book 8064, Page 831, Register's Office for said County.
Easement of record in Deed Book 9640, Page 881, Register's Office for said County.
Easement of record in Instrument No. 20000114-0004981, Register's Office for said County.
Easement of record in Instrument No. 20030626-0089015, Register's Office for said County.
Easement of record in Instrument No. 20030903-0127692, Register's Office for said County.
Easement of record in Instrument No. 20040917-0112429, Register's Office for said County.
Restrictive Covenants of record in 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No.20040720-0086706 and Instrument No. 20050520-0056887, Register's Office of said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5845 Nolensville Pike #127, Nashville, TN 37211.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 25th day of May, 2007.

Jenna Rice

Matt Rice

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jenna Rice and Matt Rice, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of May, 2007.

Notary Public

My Commission Expires: 10/10/09

