THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 Return to: Rudy Title & Escrow 2012 21st Ave. South Nashville, TN 37212	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 149,999.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER, 2007. Notary Public MY COMMISSION EXPIRES: 11/22/08 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
April Gareri	SAME	MAP 161-16-A
5845 Nolensville Pk # 120		PARCEL 49.00C0
Nashville, TN 37211		
(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, WE, **Jackie A. Chatham, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **April Gareri**

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, Tennessee, being Unit No. 49 on the Plan of Townhomes of Shadow Glen Residential, L.P., a Horizontal Property Regime located on Nolensville Road in Nashville, TN, together with Easements as Established by Fifth Supplementary Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen Residential of record in Instrument Number 20040315-0029248, Instrument Number 20040317-0030572, Instrument Number 20040713-0083179, Instrument Number 20040720-0086706, Instrument Number 20040720-0086707, Instrument Number 20041 021 01 26776, Instrument Number 200410250128065, Instrument Number 200501180005927, Instrument Number 200503170029206, Instrument Number 200504250045905, instrument Number 200505200056887, Instrument Number 200510070121715, Instrument Number 200511070134921, instrument Number 200512070147464, Instrument Number 200601240009112, Register's Office Davidson County, Tennessee and By-Laws appended thereto, said Register's Office, to which reference is hereby made.

Being the same properly conveyed to Jackie A. Chatham, an unmarried woman by deed dated November 24, 2004.. from Beazer Homes Corp, DBA Phillips Builders, a Tennessee Corporation of record as in Instrument No. 20041202-0143800, Register's Office, Davidson County, Tennessee.

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.

This is ( ) UNIMPROVED
(X) IMPROVED property known as **5845 Nolensville Pk # 120, 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 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.

Witness my hand( ) this the 28th day of September, 2007.

Jackie A. Chatham

Davidson County DEEDWARR
Recvd: 10/08/07 12:21 2 pgs
Fees:13.00 Taxes:555.00
20071008-0119708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackie A. Chatham** 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 she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2007.

My Commission expires May 24, 2008

Notary Public

DAVIDSON COUNTY, TENN

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named 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_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of September, 2007.

My Commission expires _____

Notary Public