Davidson County DEEDWARR
Recvd: 12/17/07 15:04 3 pgs
Fees:18.00 Taxes:497.65
20071217-0144800

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $134,500.00

Subscribed and sworn before me this the 14th day of December, 2007.

ANDREW C. GIBSON, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (Affix Seal)

My Comm. Expires July 5, 2011

Affiant

Notary Public

WARRANTY DEED

700775

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Kacy Maxwell
Karin Maxwell
5845 Nolensville Road, Unit 131
Nashville, TN 37211

Send tax bills to:
FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Map 161-16A, Parcel 16CO

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 CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Michelle R. Lackey N/K/A Michelle R. Collins, a married woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Kacy Michael Maxwell and wife, Karin Shupe Maxwell

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being No. 16 together with the appurtenant interest in the common elements of TheTownhomes of Shadow Glen, a horizontal property regime with Private Elements established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20040315-0029248; corrected in Instrument No. 20040317-0030572; and amended in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, with 2nd Amendment of record in Instrument No. 20041021-0126776, rerecorded in Instrument No. 20041025-0128065, and further amended in Instrument No. 20050520-0056887, said Register's Office. Said No. 16 depicted on the Condominium Site Plat attached as Exhibit "A" to the correction of record in Instrument No. 20040720-0086707.

Being all of the same property conveyed to Michelle R. Lackey, unmarried from Beazer Homes Corporation by deed dated 11/29/04 of record in Instrument No. 20041217-0150556, Register's Office for Davidson County, Tennessee. The said Michelle R. Lackey has been married since the initial conveyance of the said property. Michelle R. Lackey is now known as Michelle R. Collins, a married woman. Bryan Collins husband of Michelle R. Collins joins in the execution of this instrument for the purpose of conveying any and all interest he may have including but not limited to the marital interest to the Grantee.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED PROPERTY KNOWN AS: 5845 Nolensville Road, Unit 131, Nashville, TN, 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 14th day of December, 2007.

Michelle R. Collins

Michelle R. Collins

Bryan Collins

Bryan Collins

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 Michelle R. Collins and Bryan Collins, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of December, 2007.

My commission expires:_____

JOHN A. BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

John A. Bell, Jr.
NOTARY PUBLIC
DAVIDSON COUNTY
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public

I, Andrew B. Gibson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Andrew B. Gibson, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

ELAINE PHELPS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 22, 2008