(2)

File No. 280600054

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/17/08 10:01 2 pgs
Fees:13.00 Taxes:506.53

20080617-0062199

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
4900 Thoroughbred Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan L. Page	Susan Page	161-16-0A-107.00CO
(NAME) 5845 Nolensville, #320	(NAME) 5845 Nolensville, #320	
(ADDRESS) Nashville, Tennessee 37211	(ADDRESS) Nashville, Tennessee 37211	
(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, I, Kimberly C. Moss, an unmarried woman, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Susan L. Page, an unmarried woman, 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. 107, Building 17, Townhomes of Shadow Glen, as shown on Exhibit A to the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 200403150029248, 200503170029206 and 250520056887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly C. Moss, an unmarried woman, by warranty deed from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20050912-0109274, Register's Office for Davidson County, dated August 29, 2005.

Sewer Easement to Metro Government of Nashville of record in Book 7382, page 755 and Book 9640, page 881, Register's Office for Davidson County, Tennessee.

Joint Access Agreement/Easement to Tusculum Church of Christ of record in Instrument No. 200001140004981, said Register's Office.

Stormwater Easement to Metropolitan Government of Nashville of record in Instrument No. 200309030127692, said Register's Office.

Utility Easement to Townhomes of Shadow Glen HOA of record in Instrument No. 200409170112429, said Register's Office.

Restrictive Covenants of record in Instrument No. 200403150029248, No. 200503170029206, and No. 200505200056887, said Register's Office.

Joint Access Agreement of record in Book 8064, page 831, said Register's Office.

HOA Charter of record in Instrument No. 200403160029917, said Register's Office.

Quitclaim to HOA for common area of record in Instrument No. 200503220031389, said Register's Office.

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 320, 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 13th day of June, 2008.

Kimberly C. Moss
By: Nancy S. Moss, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy S. Moss, with whom I am personally acquainted and who proved herself to be the Attorney in fact of Kimberly C. Moss, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 13th day of June, 2008.

Commission expires: 10/10/09

Notary Public

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: 280600054

RETURN TO:
Sidwell Title
4900 Thoroughbred Way
Brentwood, TN 37027