07

REALTY TITLE
Box 48A

File No. 280900676

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Rachel L. Wells
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
695 President Place, Suite 202
Smyrna, TN 37167

Davidson County DEEDWARR
Recvd: 11/07/08 13:12 2 pgs
Fees:13.00 Taxes:462.50
20081107-0110977

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elicia Gomez	Mortgage Investors Group	Map/Parcel 161-16-0A-006.00-CO
(NAME) 5845 Nolensville Pike, Unit 111	(NAME) 8320 East Walker Springs Ln, Suite 200	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Knoxville, TN ~~37929~~ 37923	
(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, **Priscilla A. Crow, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Elicia Gomez, 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:

BEING Unit No. 6, Townhomes of Shadow Glen, as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 and amended in Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706 and Instrument No. 20050520-0056887, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said property.

***Inst #20040720-0086707; Inst #20041025-0126065 and Inst #20041021-0126776**

Being the same property conveyed to Priscilla A. Crow, an unmarried woman by Warranty Deed, dated August 23, 2004, from Beazer Homes Corp. DBA Phillips Builders a Tennessee Corporation of record in Instrument 20041005-0119566, Register's Office for Davidson County.

This conveyance is subject to: (1) Real Property Taxes for the year 2009 and thereafter, a lien, not yet due and payable. (2) Subject to Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, and Instrument No. 20050520-0056887, and any and all matters of record all in the Register's Office for Davidson County, Tennessee. (3) Sewer Easement to Metro Government of Nashville of record in Book 7382, Page 755, Register's Office for Davidson County, Tennessee. (4) Ingress/Egress Utility Easement of record in Book 8064, Page 831, Register's Office for Davidson County, Tennessee. (5) Sewer Easement to Metro Government of Nashville of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee. (6) Ingress/Egress/Utility Easement to Tusculum Church of Christ of record in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee. (7) Ingress/Egress/Utility Easement to Shadow Glen Residential, LP of record in Instrument No. 20030626-0089015, Register's Office for Davidson County, Tennessee. (8) Storm water Easement to Metropolitan Government of Nashville of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee. (9) Water Easement to Metropolitan Government of Nashville of record in Instrument No. 20040406-0038744, Register's Office for Davidson County, Tennessee. (10) Utility Easement to Townhomes of Shadow Glen Homeowners Association, Inc. of record in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee. (11) Charter of Homeowner's Association as shown of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee. (12) Quitclaim Deed to Homeowner's Association for Common Area of record by Instrument No. 20040325-0033972, Register's Office for Davidson County, Tennessee.

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, Unit 111, 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 16th day of October, 2008.

Priscilla A. Crow by Bill Davis Atty in fact
Priscilla A. Crow

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Davis, III, with whom I am personally acquainted and show proved himself/herself to be the Attorney in fact of Priscilla A. Crow, 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 16th day of October, 2008.

Commission expires: 11-22-09

Notary Public

~~File Number: 180900676~~

~~RETURN TO:~~
~~Cumberland Title~~
~~695 President Place, Suite 202~~
~~Smyrna, TN 37167~~

TAMMY MCCAULEY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD CO