THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28757-05-2009**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Christy Colgan Affiant Subscribed and sworn to before me this 2nd day of June, 2009. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

WARRANTY DEED

Address New Owner: Lindsey M. Parda 5845 Nolensville Pike #516 Nashville, TN 37211	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 161-16-0-A 154.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christy Colgan, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lindsey M. Parda, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 5845 Nolensville Pike #516, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2009.

Christy Colgan

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Christy Colgan**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2009.

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2012

Notary Public

BILL GARRETT, Davidson County
Trans:T20090037372 DEEDWARR
Recvd: 06/04/09 15:33 2 pgs
Fees:13.00 Taxes:488.40

20090604-0052014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 154, together with the appurtenants interest in the common elements of Townhomes 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, supplemented in Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned supplement in Instrument No. 20050425-0045905, said Register's Office.

Being the same property conveyed to Christy Colgan, unmarried by deed dated 09/23/05 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20050930-0117898, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Southmark of record in Book 8064, page 815, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Declaration of Covenants, Conditions, By-Laws and Restrictions for Townhomes of Shadow Glen, a horizontal property regime with private elements of record in Instrument No. 20040315-0009248, supplemented in Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. Dedication of common area to The Townhomes of Shadow Glen Homeowners Association, Inc. of record in Instrument No. 20050429-0048090, Register's Office for Davidson County, Tennessee.
5. Charter of Incorporation of Townhomes of Shadow Glen Homeowner's Association, Inc. of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
6. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
7. All matters appearing on the Plan of record as Book 7900, page 38, Register's Office for Davidson County, Tennessee.
8. Easement for grant of utility easement of record in Instrument No. 20040917-011249, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.
10. Agreement for Construction and maintenance of Joint Access roadway recorded in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.