WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

X Jennifer K. Adams
Affiant

Subscribed and sworn to before me, this 17th day of June, 2009.

Jennifer S Dunlap
Notary Public

MY COMMISSION EXPIRES: 9/19/09
(AFFIX SEAL)

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer K. Adams	Bank of America N.A.	161-16-O-A
(NAME)	(NAME)	(MAP)
5845 Nolensville Pike #153	801 Crescent Centre Drive, Suite 510	27.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Franklin, TN 37067	
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Christopher J. Crosby and wife, Rachel Crosby**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Jennifer K. Adams and husband, Heath S. Adams**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 27 of The Townhomes of Shadow Glen, located in Nashville, TN, together with Easements as shown on the plat of The Townhomes of Shadow Glen, recorded as an Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 as amended in Instrument No. 20041021-0126776, re-recorded in Instrument No. 20041025-0128065, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20060124-0009112, Instrument No. 20051207-0147464, Instrument No. 20051107-0134921, Instrument No. 20051007-0121715, Instrument No. 20050520-0056887 and Instrument No. 20050425-0045905, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of The Townhomes of Shadow Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20041021-0126776, re-recorded in Instrument No. 20041025-0128065, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20060124-0009112, Instrument No. 20051207-0147464, Instrument No. 20051107-0134921, Instrument No. 20051007-0121715, Instrument No. 20050520-0056887 and Instrument No. 20050425-0045905, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

BILL GARRETT, Davidson County
Trans:T20090041043 DEEDWARR
Recvd: 06/19/09 10:25 2 pgs
Fees:13.00 Taxes:506.90
20090619-0057256

Being the same property conveyed to Christopher J. Crosby, by deed from Angela J. Tims, unmarried, dated March 24, 2006, of record in Instrument No. 20060329-0035644, Register's Office for Davidson County, TN.

Spouse of grantor joins in this conveyance for the purpose of conveying all right, title and interest she may have in and to the above described property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 5845 Nolensville Pike #153, Nashville, Tennessee 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/our hand(s) this 17th day of June, 2009.

Christopher J. Crosby

Rachel Crosby

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Christopher J. Crosby and Rachel Crosby; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of June, 2009.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY