BILL GARRETT, Davidson County
Trans: T20090045908 DEEDWARR
Recvd: 07/08/09 13:32 2 pgs
Fees: 13.00 Taxes: 498.16
20090708-0063840

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,637.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF July, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

G-VRE-09-400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Ryan Hines	Primary Residential Mortgage, Inc.	
5845 Nolensville Pike #400 (ADDRESS)	4750 West Wiley Post Way, #200 (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Salt Lake City, UT 84116 (CITY) (STATE) (ZIP)	161-16-A 85.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAURA R. AMBLER, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID RYAN HINES AND CARI REBEKAH HINES, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 85 ON THE PLAN OF TOWNHOMES OF SHADOW GLEN AS SHOWN ON THE EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20040315-0029248; INSTRUMENT NO. 20040317-0030572; INSTRUMENT NO. 20040713-0083179; INSTRUMENT NO. 20040720-0086706; INSTRUMENT NO. 20040720-0086707; INSTRUMENT NO. 20041025-0128065; INSTRUMENT NO. 20050118-0005927; INSTRUMENT NO. 20050317-0029206; INSTRUMENT NO: 20050425-0045905; INSTRUMENT NO: 20050520-0056887; INSTRUMENT NO: 20050520-0056887; INSTRUMENT NO: 20051007-0121715; INSTRUMENT NO: 20051107-0134921; INSTRUMENT NO: 20051207-0147464; INSTRUMENT NO: 20060124-0009112, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LAURA R. GUYER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM BEAZER HOMES CORP., A TENNESSEE CORPORATION, RECORDED ON THE 6TH DAY OF SEPTEMBER, 2006 IN INSTRUMENT NO. 20060906-0110281, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. LAURA R. AMBLER HAS SINCE MARRIED AND IS NOW KNOWN AS LAURA R. AMBLER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN PLAT BOOK 7900, PAGE 38; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 8064, PAGE 815 AND INSTRUMENT NOS. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, 20041021-0126776, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 AND 20060124-0009112; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20040316-0029917; EASEMENT FOR INGRESS/EGRESS OF RECORD IN BOOK 8064, PAGE 831 AND INSTRUMENT NO. 20000114-0004981; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 7382, PAGE 755 AND BOOK 9640, PAGE 881; EASEMENT FOR UTILITIES IN INSTRUMENT NO. 20040917-0112429; AND STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20030903-0127692, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5845 Nolensville Pike #400, Nashville, Tennessee 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), their 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), 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 2nd day of July, 2009.

Laura R. Ambler

Timothy J. Ambler

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Laura R. Ambler and Timothy J. Ambler, the within named bargainor, 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 the 2nd day of July, 2009.

Notary Public

My Commission Expires: 9/3/12

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

After Recording Return To:
Advantage Title & Escrow
2000 Mallory Lane
Suite 130, Box 523
Franklin, TN 37067