File No. 290700103

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/09 12:56 3 pgs
Fees:18.00 Taxes:677.10
20090804-0072952

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sarah G. Miller	CIT/LIFE LENDING	161160A11500CO
(NAME) 5845 NOLENSVILLE PIKE #304	(NAME) 8480 Stagecoach Circle	
(ADDRESS) NASHVILLE, TN 37211	(ADDRESS) Frederick, MD 21701-4747	
(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, Allison Marie Glover Thompson, married, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Sarah G. Miller, unmarried, 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. 115 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 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said Unit.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et. seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions establishing a Horizontal Property Regime of Townhomes of Shadow Glen, of record as shown above in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Allison Marie Glover, an unmarried woman, by deed dated August 5, 2005, filed August 10, 2005, from Beazer Homes Corp., a Tennessee Corporation, of record in Instrument No. 20050810-0095078 and re-recorded by Instrument No. 20050817-0097546, Register's Office for Davidson County, Tennessee.

County of Davidson Taxes for the year 2009 and subsequent years, a lien, not yet due and payable. All prior years are paid. Tax Parcel ID No.: 16160A11500CO

Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 38, Register's Office of said County.

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 and Instrument No. 20040720-0086707, Register's Office of said County.

Dedication of common area of record in Instrument No. 20050429-0048090, said Register's Office.

Charter of Homeowner's Association as shown of record in Instrument No. 20040316-0029917, Register's Office for said County.

Utility Easement as shown of record in Instrument No. 20040917-011249, Register's Office for said County.

Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.

Agreement for Construction and maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, 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 Condominium 304, 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 31st day of July, 2009.

Allison Marie Glover Thompson

Kevin Thompson

*KEVIN THOMPSON HUSBAND OF ALLISON MARIE GLOVER THOMPSON JOINS IN THIS INSTRUMENT TO CONVEY ANY AND ALL INTEREST HE HAS IN SAID PROPERTY.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Allison Marie Glover Thompson and Kevin Thompson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 7/31/2009.

Witness my hand at office this 31st day of July, 2009.

Commission expires: 11/8/09

Notary Public

File Number: 290700103

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 8, 2009
2009

Certificate of Authenticity

I, Robin S. Edwards, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Robin S. Edwards

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Thomas L. Sealy, a notary public for this county and state, Robin S. Edwards who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas L. Sealy

Notary's Signature

THOMAS L. SEALY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 1/9/12.