BILL GARRETT, Davidson County
Trans: T20090065004 DEEDWARR
Recvd: 09/23/09 13:53 2 pgs
Fees: 13.00 Taxes: 495.80
20090923-0088572

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is ~~$130,000.00~~ $134,000.00

Affiant
Jamie Steelman

Subscribed and Sworn to before me, this 18th day of September, 2009.

Notary Public
Jane Brazer

My commission expires:
9/25/10

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
Kathleen Steber 5845 Nolensville Pike #403 Nashville, TN 37211	Same as new owner	161160A11900CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Rachael Adams, now known as Rachael Schendel, married,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Kathleen L. Steber, an unmarried woman**, hereinafter called the Grantee(s), their 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. 119 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 Rachael Adams by deed from Beazer Homes Corp, a Tennessee Corporation, of record in Instrument No. 20060620-0073276, Register's Office for Davidson County, Tennessee. The said Rachael Adams having since married and now being Rachael Schendel. Derek Schendel joins in this conveyance to convey any interest he may have as the husband of Rachael Schendel.

Taxes for the year 2009 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 7900, Page 38, said Register's Office.

Subject to Charter of Townhomes of Shadow Glen of record in Instrument No. 20040316-0029917, Register's Office for Davidson, TN.

Subject to covenants, conditions and restrictions as contained in the Master Deed for Townhomes of Shadow Glen as 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

This is (x) improved ( ) unimproved property known as 5845 Nolensville Pike #403, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 our hands this 18th day of September, 2009.

Rachael Schendel

Rachael Schendel

Derek Schendel

Derek Schendel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Rachael Schendel and Derek Schendel** the within named bargainors, 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 and official seal at Brentwood, Tennessee, this 18th day of September, 2009.

Phyllis Keenan

Notary Public Phyllis Keenan

My Commission Expires: 3-4-13

PHYLLIS KEENAN
NOTARY PUBLIC
DAVIDSON COUNTY