BILL GARRETT, Davidson County
Trans:T20090074514 DEEDWARR
Recvd: 11/02/09 14:05 2 pgs
Fees:13.00 Taxes:488.40
20091102-0101038

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson OHA

The actual consideration or value, whichever is greater, for this transfer is $132,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of October, 2009.

Notary Public

My commission expires: 9-8-2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amanda Yarnell	SunTrust Mortgage Inc	161-16-A-20.00 CO
5845 Nolensville Pike #139	P.O. Box 79041	
Nashville, TN 37211	Baltimore, MD 21279-0041	

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, WE,

Hillary L. Chambers, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Yarnell, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 20 of Building No. 4 on the Plan of Townhomes of Shadow Glen, as established by the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20040315-0029248, as corrected in Doc. No. 20040317-0030572, and Doc. No. 20040720-0086706 and shown as Exhibit "A" to the Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Doc. No. 20040713-0083179, corrected by Surveyors Certificate of Correction in Doc. No. 20040720-0086707, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Hillary L. Chambers, an unmarried woman by warranty deed from Beazer Homes Corp., d/b/a Phillips Builders, a Tennessee Corporation, dated Dec. 17, 2004 and recorded on Dec. 29, 2004 of record in Doc. No. 20041229-0154004, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record as established by the Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20040315-0029248, corrected in Doc. No. 20040317-0030572 and Doc. No. 20050317-0029206, and shown as Exhibit "A" to the First Supplementary Declaration to the Declaration of Covenants, Conditions and Restrictions for Shadow Glen of record in Doc. No. 20040713-0083179 as corrected in Surveyor's Certificate of Correction in Doc. No. 20040720-0086707, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of

Covenants, Conditions and Restrictions of record in Doc. No. 20040315-0029248, as corrected in, Doc. No. 20040317-0030572, Doc. No. 20040720-0086706, Doc. No. 20040713-0083179, as corrected in, Doc. No. 20040720-0086707,said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved (__X__) unimproved (____) property known as 5845 Nolensville Pike #139, Nashville, TN 37211.

161-16-A-20.00 CO is the parcel identification number assigned to the property by the county tax assessor's office.

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 HANDS EFFECTIVE AS OF October 30, 2009:

Hillary Chambers
Hillary L. Chambers

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Hillary L. Chambers, the within named Grantor(s), 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, at office, this the 30th day of October, 2009.

My Commission Expires: 9/3/12

Notary Public

