RETURN TO:
Four Star Title, LLC
541 N. Mt. Juliet Rd., #2201A
Mt. Juliet, TN 37122

WARRANTY DEED

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of April, 2010.

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: ~~XXXXXXXXX~~ March 3, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rosetta Swanson	SAME	051100G00100CO
(NAME)	(NAME)	
111 Shields Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Pedro Reyes, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rosetta Swanson, * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: * An unmarried woman

Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of ShieldsTownhomes, a horizontal property regime with common elements as shown on Exhibit C to the Master Declarations of record in Instrument Number 20080505-0045904. Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pedro Reyes from LS Partners, a Tennessee General Partnership by Warranty Deed of record as Instrument Number 20080918-00952395, Register's Office for Davidson County, Tennessee.

This conveyance is subject to property taxes for the year 2010 and subsequent years, also subject to The Plan of Shields Townhomes of record in Instrument Number 20080505-0045904, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, certain notes, minimum building setback lines, if any, as may be set forth thereon. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4211, Page 191, in the Register's Office for Davidson County, Tennessee. Subject to the rights of the ingress and egress in and to the cemetary located on the subject property. Subject to the Plan of record in Instrument Number 20080505-0045904, shown as Exhibit C to the Master Declarations, Register's Office for Davidson County, Tennessee. Bylaws and Attorney's Certificate and Master Declarations of Covenants Condition and Restrictions for Shields Townhomes, a Horizontal property regime with private elements of record in Instrument Number 20080505-0045904, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 111 Shields Lane, Townhome, Madison, TN 37115
(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 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 hand this 6th day of April, 2010.

Pedro Reyes

BILL GARRETT, Davidson County
Trans:T20100022140 DEEDWARR
Recvd: 04/14/10 11:34 2 pgs
Fees:13.00 Taxes:579.05

20100414-0028135

File No.: 2010-0089
TN Warranty Deed

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of April, 2010, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Pedro Reyes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires: **3/3/2014**
[redacted]

Deanie L. Gregory
Notary Public,



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