BILL GARRETT, Davidson County
Trans:T20110065698 DEEDQC
Recvd: 10/20/11 11:46 3 pgs
Fees:17.00 Taxes:0.00
20111020-0081693

Recording requested by: _____

When recorded, mail to:
Name: Edward A. Sloan Jr.
Address: 202 Placid Grove Lane
City/State/Zip: Goodlettsville, TN 37072

Space above reserved for use by Recorder's Office

Document prepared by:
Name Edward A. Sloan Sr.
Address 135 Joshua's Run
City/State/Zip Goodlettsville, TN 37072

Property Tax Parcel/Account Number: 161-16-A-68C0

Quitclaim Deed

This Quitclaim Deed is made on October, 19, 2011, between Edward A Sloan Sr, Grantor, of 135 Joshua's Run, City of Goodlettsville, State of Tennessee, and Edward A Sloan Jr, Grantee, of 202 Placid Grove Lane, City of Goodlettsville, State of Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 5845 Nolensville Pike #434, City of Nashville, State of Tennessee:
Land in Davidson County, Tennessee, being unit #68 on the plan of Town homes of Shadow Glen.

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.
Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 0
Edward A. Sloan Jr.
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF OCT 20 11
Deputy Register

Dated: October 19, 2011

Edward A Sloan Sr
Signature of Grantor

Edward A. Sloan Sr
Name of Grantor

Signature of Witness #1

Kelly L Johnson
Printed Name of Witness #1

Jamie Lynn Crossley
Signature of Witness #2

Jamie Lynn Crossley
Printed Name of Witness #2

State of Tennessee County of Davidson
On 10-19-11, the Grantor, Edward A Sloan Sr,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Judy P Adkins
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 5-20-2014

JUDY P. ADKINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
Seal

My Commission Expires MAY 20, 2014

Send all tax statements to Grantee.

EXHIBIT A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,943.00

Edward A. Sloan Sr. / Edward A. Sloan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward A. Sloan Sr.	Beazer Mortgage Corporation	161-16-A-68CO
(NAME) 5845 Nolensville Pike # 434	(NAME) 4344 Kenilwood Drive	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/25/06 13:44 2 pgs
Fees:13.00 Taxes:473.39
[redacted]
20060825-0105385

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, Beazer Homes Corp., a Tennessee Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward A. Sloan Sr., a married man and Edward A. Sloan Jr.,, an unmarried man, 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:

LAND in Davidson County, Tennessee, being Unit No. 68 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 part of the same property conveyed to Beazer Homes Corp., a Tennessee corporation by deeds from Shadow Glen Residential, L.P., a Tennessee limited partnership of record in Instrument No. 20040312-0028654; Instrument No. 20040709-0082047; Instrument No. 20041019-0125714; Instrument No. 20050114-0005176; Instrument No. 20050315-0028399; Instrument No. 20050422-0044870; Instrument No. 20050916-0111735; Instrument No. 20051103-0133144; Instrument No. 20051202-0145071; and Instrument No. 20060118-0006579, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 5845 Nolensville Pike # 434, 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 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 18th day of August, 2006.

Beazer Homes Corp.

Ruth Lyon, agent

Ruth Lyon, Agent