WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120020944 DEEDWARR
Recvd: 03/22/12 15:11 2 pgs
Fees: 13.00 Taxes: 443.63
20120322-0024569

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~KNOX~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Adam R. Terry	Wells Fargo Bank, NA	161-16-0A-139.00
(NAME)	(NAME)	
5845 Nolensville Pike, Condominium 609	101 North Phillips Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Sioux Falls, SD 57104	
(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, we, **Luttrell G. Schettler and wife, Kimberly L. Schettler**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Adam R. Terry**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

unmarried

Land in Davidson County, Tennessee, being Unit No. 139, as shown on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime, filed as Exhibit A to and established by the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, and Amended in Instrument No. 20050520-0056887 and Instrument No. 20051007-0121715, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration, reference to which is hereby made for more complete details of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Luttrell G. Schettler and wife, Kimberly L. Schettler by Warranty Deed dated November 9, 2007, from Abraham Scraggins, III and Wife, Dana Scraggins, and filed for record on December 3, 2007, in Instrument No. 20071203-0139991, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) Subject to all matters as set out in The Declaration of Covenants, Conditions, Restrictions and By-laws for Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248 and Amendments in Instrument No. 20050520-0056887 and Instrument No. 20051007-0121715, (2) Agreement for Dedication of Easements for Sanitary Sewers and/or Storm Drainage as shown of record in Book 7382, Page 755, Book 9640, Page 881, (3) Agreement for Construction and Maintenance of Joint Access Roadway as shown of record in Book 8064, Page 831, and Amended in Instrument No. 20000114-0004981, (4) All matters as set out in document including but not limited to an Easement of record in Instrument No. 20030626-0089015, (5) Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, (6) Agreement Regarding Grant of

City Utility Easement of record in Instrument No. 20040917-0112429, (7) Charter of the Townhomes of Shadow Glen Homeowner's Association of record in Instrument No. 20040316-0029917, and (8) QuitClaim Deed to the Homeowner's Association of record in Instrument No. 20051012-0123003, Register's Office for Davidson County, Tennessee.

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 609, 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), their heirs and/or 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/or 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 our hands this 16th day of March, 2012.

Luttrell G. Schettler

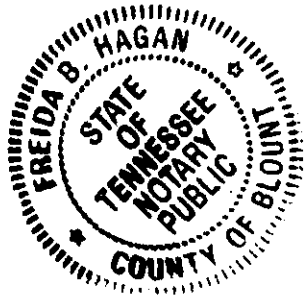
Kimberly L. Schettler

State of Tennessee
County of ~~Williamson~~ Knox

Personally appeared before me, Luttrell G. Schettler and Kimberly L. Schettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2012.

Freida B. Hagan
Notary Public Freida Hagan
My Commission Expires: 11-30-2013



RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027