WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120078016 DEEDWARR
Recvd: 10/15/12 10:30 2 pgs
Fees:13.00 Taxes:455.10

20121015-0094053

HENRY E. RAGLE, IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ (NR) WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of October, 2012

Notary Public

MY COMMISSION EXPIRES: 6-23-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. and Betty G. McKay	1ST COMMUNITY MTG. INC.	161160A00800CO
(NAME) 115 Shadow Glen Drive	(NAME) 275 ROBERT ROSE DRIVE	
(ADDRESS) Nashville, TN 37211	(ADDRESS) MURFREESBORO, TN. 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **James Ward and wife, Melissa Ward,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David M. McKay and Betty G. McKay**, 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. 8 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, 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 James A. Ward by deed from Emily K. Tropp, unmarried, Thomas J. Tropp and wife, Maripat Tropp, of record as Instrument No. 20050602-0062551.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 115 Shadow Glen Drive, Nashville, TN 37211

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, has 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 our hands this **11th** day of **October, 2012**

James Ward

Melissa Ward

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **James Ward and Melissa Ward**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **11th** day of **October, 2012**

Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON