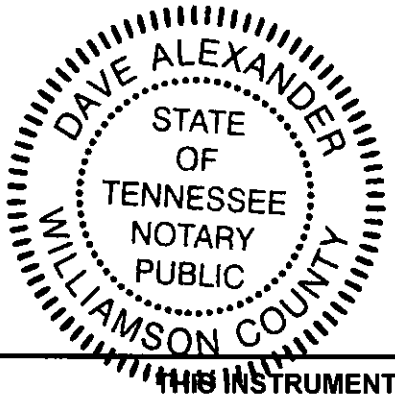
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of February, 2013.

Notary Public

MY COMMISSION EXPIRES: 4/16/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rohan S. Wali	NEW OWNER	161160A09100CO
(NAME)	(NAME)	
311 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130017271 DEEDWARR
Recvd: 03/01/13 14:03 2 pgs
Fees:13.00 Taxes:444.00

20130301-0020908

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, **Charles G. Hutton and wife, Cheryl A. Hutton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rohan S. Wali and Sonaja Tambekar, Husband and Wife**, 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:

Land in Davidson County, Tennessee, being Unit No. 91, 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 record in Instrument 200403150029248 and by the Third Supplementary Declaration in Instrument 200501180005927 and further amended in Instrument 200505200056887, Register's Office for 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 a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Charles G. Hutton and wife, Cheryl A. Hutton by Deed from Charles Zieman and wife, Sharon Zieman, dated 06/07/2006 and filed for record on 06/09/2006 in Instrument 200606090068468, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
All matters as set forth per Plat Book 7900, Page 38, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200403150029248, as amended of record in Instrument 200501180005927 and 200505200056887, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 7382, Page

755, said Register's Office.
Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage of record in Book 9640, Page 881, said Register's Office.
Amendment to Agreement for Construction and Maintenance of Joint Access Roadway of record in Instrument 200001140004981, said Register's Office.
All matters including but not limited to an Easement of record in Instrument 200306260089015, said Register's Office.
Storm Water Detention Agreement of record in Instrument 200309030127692, said Register's Office.
Agreement Regarding Grant of Public Utility Easement of record in Instrument 200409170112429, said Register's Office.
Charter of record in Instrument 200403160029917, said Register's Office.
Quitclaim Deed to The Homeowner's Association of record in Instrument 200501270010261, said Register's Office.
County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 311 Shadow Glen Drive, 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 20th day of February, 2013.

Charles G. Hutton by Cynthia Wyant attorney in fact
Charles G. Hutton

Cheryl A. Hutton by Cynthia Wyant attorney in fact
Cheryl A. Hutton

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cynthia Wyant, with whom I am personally acquainted and who proved herself to be the attorney in fact of Charles G. Hutton and Cheryl A. Hutton and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of February, 2013.

Notary Public
My Commission Expires: 10/30/16

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY