RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20130033141 DEEDWARR
Recvd: 04/23/13 10:36 2 pgs
Fees:13.00 Taxes:1036.00

20130423-0040174

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2013.

Notary Public
MY COMMISSION EXPIRES: June 21, 2016

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

File No. G13-6263D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy Janiece Henderson and Xavier Pierre Louis Bourdeau (NAME)	Pinnacle Bank (NAME)	173-9A-274 CO
8343 Saint Damasus (STREET ADDRESS)	150 3rd Ave. South #900 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 37201 (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 HEREBYACKNOWLEDGED, WE, **William R. Shafer, Jr. and Elisa Shafer, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Janiece Henderson and Xavier Pierre Louis Bourdeau, Joint Tenants**, 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 Lot No. 205 on the plan of LENOX VILLAGE, PHASE "E", as shown by plat of record in Instrument No. 200401090003952, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to William R. Shafer, Jr. and Elisa Shafer, husband and wife from William D. Walker, an unmarried man, by Deed dated June 20, 2011, as Instrument No. 20110623-0048154, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20040109-0003952, Register's Office for Davidson County, Tennessee.

3. Charter of Homeowner's Association of record in Instrument No. 20020412-0045831 and Instrument No. 20031016-0153550, Register's Office for Davidson County, Tennessee.

4. Common Area conveyed to Homeowner's Association of record in Instrument No. 20020501-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

5. Easements for sanitary sewers and/or storm drainage as recorded in Instrument No. 20010918-0100850, Instrument No. 20010918-0100852, and Instrument No. 20011129-0130322, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreements as recorded in Instrument No. 20020628-0078164, Instrument No. 20020408-0042676 and, Book 7361, page 230, Register's Office for Davidson County, Tennessee.

7. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lenox Village, Phase "E" and recorded in Instrument No. 20020315-0032825, Instrument No. 20021226-0158458, Instrument No. 20021226-0158458, Instrument No. 20021226-0158459, Instrument No. 20020315-0032826, Instrument No. 20031261-078492, Instrument No. 20040526-0062220, Instrument No. 20050113-0005133, Instrument No. 20050119-0006853, Instrument No. 20060321-0032382, Instrument No. 20060321-0032383, Instrument No. 20060612-0069716, Instrument No. 20060622-0074677, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306, Instrument No. 20080326-0030439, and Instrument No. 20080326-0030449, Register's Office for Davidson County, Tennessee.

The 2012 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 8343 Saint Danasus, 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, 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. Whenever 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/our hand(s) this 15th day of April, 2013.

William R. Shafer, Jr. — April 15, 2013 Date

Elisa Shafer — April 15, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Shafer, Jr. and Elisa Shafer, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of April, 2013.

My Commission Expires: May 20 2014

Notary Public

CHARLES L. NOKES STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066