BILL GARRETT, Davidson County
Trans:T20130058997 DEEDWARR
Recvd: 07/11/13 10:05 2 pgs
Fees:13.00 Taxes:469.90
20130711-0071656

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $127,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013.

Notary Public

My commission expires: 8/16/14

Anna E. Rowland
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kori Lynn Holmes	**New Owner**	**Map\Parcel: 161-16-0-A-059.00CO**
100 Shadow Glen Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, I/WE,

Jon Rousseau, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kori Lynn Holmes

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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. 59 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office, Davidson County, Tennessee, said Unit No. 59 being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description.

Being the same property conveyed to Jon Rousseau, unmarried, by Warranty Deed from Jeffrey Bourque, now married, of record in Instrument No. 20070724-0087547, Dated July 20,2007, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040315-0029248, amended in Instrument No. 20040720-0086707, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20040315-0029248, amended in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20060124-0009112, Instrument No. 20051207-0147464, Instrument No. 20051107-0134921, Instrument No. 20051007-0121715, Instrument No. 20050520-0056887, Instrument No. 20050425-0045905, Instrument No. 20051207-0147464,and Instrument No. 20060124-0009112, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20040315-0029248, Register's Office for DAVIDSON County, Tennessee.

Charter for Homeowners Association of record in Instrument No. 20040316-0029917, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9640, Page 881, Register's Office for DAVIDSON County, Tennessee.
Drainage Easement of record in Book 7382, Page 755, Register's Office for DAVIDSON County, Tennessee.
Joint Access Roadway Agreement of record in Book 8064, Page 831 and Instrument No. 20000114-004981, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030903-0127697, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Instrument No. 20040917-0112429, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 8064, Page 815, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: **100 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 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 except as 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/our hand(s) this 2nd day of July, 2013.

Jon Rousseau

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Jon Rousseau , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2013.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 25, 2017

File #: **130422JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027