BILL GARRETT, Davidson County
Trans:T20130062081 DEEDWARRSP
Recvd: 07/22/13 10:14 5 pgs
Fees:28.00 Taxes:484.70

20130722-0075340

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File: 13060015

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 19th DAY OF July, 2013.

NOTARY PUBLIC

My Commission expires: 11-3-15

BROOKE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Tax Information:
Sara Melissa Michaels 159 Shadow Glen Drive Nashville, TN 37211	Same	161-16-0A-030.00

Special Warranty Deed

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **The Trust Company of Knoxville, Inc. and Cynthia F. Anderson as Co-Trustees under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985**, said Trust having been reformed by Order entered June 12, 2000, in the Chancery Court of Hamilton County, Tennessee, under Docket Number 00-0070 enrolled on the Minute Book K2, page 121, said Clerk & Master's Office ("Grantor"), in favor of **Sara Melissa Michaels, unmarried**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of One Hundred Thrity One Thousand Dollards and no/100 (**$131,000.00**), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantee herein, its successors and/or assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

(Continuation of Special Warranty Deed)

IN WITNESS WHEREOF, **The Trust Company of Knoxville, Inc. a as Co-Trustee under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985** has caused this instrument to be executed, this the _____ day of _____, 2013.

The Trust Company of Knoxville, Inc. , Co-Trustee

By: **Pam Dietrich**
Its: **Trust Officer**

STATE OF TENNESSEE
COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Pam Dietrich** with whom I am personally acquainted, and who acknowledged herself to be the Trust Officer for **The Trust Company of Knoxville, Inc., as Co-Trustee under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Trust Officer (or other authorized officer).

This the 16th day of JULY, 2013.

My commission Expires: 11-13-2016 NOTARY PUBLIC

W. FRED SPEAKMAN, JR. STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 11-13-2016 HAMILTON COUNTY

IN WITNESS WHEREOF, **Cynthia F. Anderson as Co-Trustee under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985** has caused this instrument to be executed, this the 19 day of July, 2013.

Cynthia F Anderson, Co-Trust

Cynthia F. Anderson, Co-Trustee

STATE OF North Carolina
COUNTY OF Stokes

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Cynthia F. Anderson, Co-Trustee for The Trust Company of Knoxville, Inc. and Cynthia F. Anderson as Co-Trustees under Trust Agreement of William Maxville Finley and Margaret Ferrell Finley for the benefit of Catherine Dianne Stone dated December 24, 1985,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein

This the 19 day of July, 2013.

My commission Expires: 12/9/2017

Nancy T. Carswell
NOTARY PUBLIC

Nancy T Carswell
NOTARY PUBLIC - NORTH CAROLINA
Stokes County
My Commission Expires 12/9/2017

SPECIAL WARRANTY DEED

EXHIBIT "A"
[INSERT LEGAL DESCRIPTION]

Land in Davidson County, Tennessee, being Unit No. 30, of the Townhomes of Shadow Glen as shown on Exhibit "A" to the Second Supplementary Declaration To Declaration of Covenants, Conditions and Restrictions For the Townhomes of Shadow Glen of record in Instrument No. 20041021-0126776 re-recorded in Instrument No. 20041025-0128065, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AMSOUTH BANK AND CYNTHIA F. ANDERSON AS CO-TRUSTEES UNDER TRUST AGREEMENT WITH WILLIAM MAXVILLE FINLEY AND MARGARET FERRELL FINLEY FOR THE BENEFIT OF CATHERINE DIANNE STONE DATED DECEMBER 24, 1985, SAID TRUST HAVING BEEN REFORMED BY ORDER ENTERED JUNE 12, 2000, IN THE CHANCERY COURT FOR HAMILTON COUNTY, TENNESSEE, UNDER DOCKET NO. 00-0070 ENROLLED ON THE MINUTE BOOK K2, PAGE 121, SAID CLERK AND MASTER'S OFFICE by deed from BEAZER HOMES CORP., A TENNESSEE CORPORATION of record in Instrument No. 20050421-0044646, dated January 23, 2013, said Register's Office. CYNTHIA F. ANDERSON AND REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK AS CO-TRUSTEES UNDER AGREEMENT WITH WILLIAM MAXVILLE FINLEY AND MARGARET FERRELL FINLEY FOR THE BENEFIT OF CATHERINE DIANNE STONE DATED DECEMBER 24, 1985, SAID TRUST HAVING BEEN REFORMED BY ORDER ENTERED JUNE 12, 2000, IN THE CHANCERY COURT FOR HAMILTON COUNTY, TENNESSEE, UNDER DOCKET NO. 00-0070 ENROLLED ON THE MINUTE BOOK K2, PAGE 121, SAID CLERK AND MASTER'S OFFICE have conveyed said property to CYNTHIA F. ANDERSON AND THE TRUST COMPANY OF KNOXVILLE AS CO-TRUSTEES UNDER AGREEMENT WITH WILLIAM MAXVILLE FINLEY AND MARGARET FERRELL FINLEY FOR THE BENEFIT OF CATHERINE DIANNE STONE DATED DECEMBER 24, 1985, SAID TRUST HAVING BEEN REFORMED BY ORDER ENTERED JUNE 12, 2000, IN THE CHANCERY COURT FOR HAMILTON COUNTY, TENNESSEE, UNDER DOCKET NO. 00-0070 ENROLLED ON THE MINUTE BOOK K2, PAGE 121, SAID CLERK AND MASTER'S OFFICE by quitclaim deed of record in Instrument No. 20130131-0009958, dated January 23, 2013, said Register's Office.

This is improved property generally located:
159 Shadow Glen Drive, Nashville, TN 37211
Map/Parc: 161-16-0A-030.00

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any);

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

8. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040315-0029248, Surveyor's Certificate of Correction of record in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, amended in Instrument No. 20041021-0126776 re-recorded in Instrument No. 20041025-0128065 and further amended in Instrument No. 20050520-0056887, said Register's Office.

9. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8064, Page 815, said Register's Office.

10. Restrictive Covenants contained in instrument of record in Book 9640, Page 873, said Register's Office.

11. Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.

12. Agreement For Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, said Register's Office.