WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130067155 DEEDWARR
Recvd: 08/06/13 08:42 2 pgs
Fees:13.00 Taxes:310.80

20130806-0081952

ANGELA M. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $84,000.00

M.V. Brooks-Palmer
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF AUGUST, 20

Angela M Scruggs
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-17-2014

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-C5658 DENTON

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Frances E. Denton and Donald T. Denton	Old Hickory Credit Union	034-03-0B-409.00 CO
409 Churchill Crossing	P. O. Box 431	
Madison, TN 37115	Old Hickory, TN 37138	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LARRY ROGER SHAW JR. AND WIFE ARACELI SHAW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FRANCES E. DENTON, AND HUSBAND, DONALD T. DENTON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 409 Churchill Crossing, Madison, TN 37115

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 hand on the 2nd day of August, 2013.

Larry Roger Shaw, Jr.
Larry Roger Shaw Jr.

Araceli Shaw
Araceli Shaw

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, LARRY ROGER SHAW JR. AND ARACELI SHAW, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of August, 2013.

Notary Public

My Commission Expires:

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2016

13-C5658 DENTON

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 409, PHASE 4, BUILDING 4, CHURCHILL CROSSING CONDOMINIUMS, a Horizontal Property Regime recorded in Plat Book 7900, Page 25, and further by Master Deed of record in Book 7792, Page 915: amended in Book 7804, Page 616: Book 7845, Page 540: Book 10635, Page 110: Book 10996, Page 199: and Instrument No. 20050829-0103075 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Larry Roger Shaw, Jr., an unmarried man by Warranty Deed dated January 12, 2007 and executed by William D. Castleman, Trustee, with full power to mortgage, sell, transfer and convey without necessity of the joinder of any beneficiaries and recorded as Instrument No. 20070123-0009254, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CHURCHILL CROSSING, as recorded in Plat Book 7900, Page(s) 25, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Charter of Churchill Crossing Condominium Homeowners Association, Inc. (Articles of Amendment) recorded in Book 7788, Page 924.

e. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CHURCHILL CROSSING of record in Book 7792, Page 915 , as amended by instrument(s) of record in Book 7804, Page 616, Book 7845, Page 540, Book 10635, Page 110, Book 10996, Page 199 and Instrument No. 20050829-0103075; also subject to easements, rights and interests 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.