Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130069361 DEEDWARR
Recvd: 08/13/13 09:05 2 pgs
Fees:13.00 Taxes:473.60
20130813-0084612

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0783

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Jayler Naman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of August, 2013.

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

Tara Jones
Notary Public
My Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melinda Saltzgiver 512 Shadow Glen Drive Unit 148 Nashville, TN 37211	NEW OWNER	161-160A-148.00CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Maureen J. Anderson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melinda Saltzgiver, an unmarried woman

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 Unit No. 148 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the declaration of covenants, conditions and restrictions of record in Instrument # 20040315-0029248 corrected at Instrument Nos. 20040317-0030572, 20040713-0083179, 20040720-0086706 and 20040720-0086707, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maureen J. Anderson by Warranty Deed from Beazer Homes Corp. dated 9/29/05 and filed for record on 10/12/05 in Instrument # 20051012-0123019, Register's Office for Davidson County, Tennessee. Scrivner's Affidavit of Record in Instrument # 20101202-0095990, correcting Unit Number in legal description.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 512 Shadow Glen Drive Unit 148, 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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 8 day of August, 2013 .

Maureen J. Anderson

Maureen J. Anderson

STATE OF TENNESSEE.
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Maureen J. Anderson
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.

8th Witness my hand and official seal at Brentwood, Tennessee this day of August, 2013 .

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires:

(Notary Seal)