BILL GARRETT, Davidson County
Trans:T20130073493 DEEDWARR
Recvd: 08/26/13 12:30 2 pgs
Fees:13.00 Taxes:475.45

20130826-0089697

WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$128,500.00.** Affiant Subscribed and sworn to before me, this the 23rd day of August, 2013. Notary Public My commission expires: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 20, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Elizabeth A. Valadez	Franklin Synergy Bank	**Map 161-16-0-A Parcel 053-00CO**
112 Shadow Glen Drive	3301 Aspen Grove Drive	
Nashville, TN 37211	Franklin, TN 37067	

FOR AND IN 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,

Cory B. Carlton and wife, Emily Carlton

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

Elizabeth A. Valadez

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. 53, Building 9, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, filed as Exhibit A-1 to and established by the Declaration of record in Instrument No. 20040315-0029248 and corrected in Instrument Nos. 20040317-0030572, 20040720-0086706 and amended in 20050520-0056887, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Declaration, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to Cory B. Carlton, unmarried, by Deed from Karen B. Merchant and James S. Merchant, wife and husband, dated April 8, 2010, of record in Instrument No. 20100422-0030476, Register's Office for Davidson County, Tennessee.

Emily Carlton, spouse of the above named Cory B. Carlton, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

THE conveyance of the above described parcel of land is subject to the following:

1) The Plan of record as set out on Exhibit A-1 to the Declaration in Instrument No. 20040315-0029248 and corrected in 20040317-0030573 and 20040720-0086706, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7382, Page 755, and Book 9640, Page 881, Register's Office for Davidson County, Tennessee.

3) Restrictive Covenants contained in instrument of record in Book 9640, Page 873, Register's Office for Davidson County, Tennessee.

4) Declaration of Covenants, Conditions and Restrictions and By-Laws of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040315-0029248 and corrected in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, and amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee.

5) Charter of the Townhomes of Shadow Glen Homeowners Association, Inc. of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

6) All matters shown on the Plan of record in Book 7900, Page 38, Register's Office for Davidson County, Tennessee.

7) Declaration of Covenants and Restrictions in Book 8064, Page 815, Register's Office for Davidson County, Tennessee.

8) Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831, and amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.

9) Easement for ingress and egress as set out in the Deed of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.

10) Storm Water Detention Agreement of record in Instrument No. 20040406-0038744, Register's Office for Davidson County, Tennessee.

11) Easement for Water Mains and Appurtenances of record in Instrument No. 20040406-0038744, Register's Office for Davidson County, Tennessee.

12) Agreement regarding Grant of Utility Easement of record in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.

13) Conveyance of common area to the Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument No. 20040325-0033972, Register's Office for Davidson County, Tennessee.

14) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050094, Register's Office for Davidson County, Tennessee.

15) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **112 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, 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 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 **23rd** day of **August, 2013.**

Cory B. Carlton

Emily Carlton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Cory B. Carlton and Emily Carlton,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **23rd** day of **August, 2013.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY