THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130090760 DEEDWARR
Recvd: 10/22/13 11:55 2 pgs
Fees:13.00 Taxes:481.00
20131022-0110095

RACHEL NEAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 33, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 07/03/17

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Trevor J. Garrett	New Owner	MAP & PARCEL
104 Shadow Glen Drive		161160A05700CO
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Donald Trombino, an unmarried man and Diane M. Burgett, an unmarried woman**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Trevor J. Garrett, a single man**

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. 57 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 200403150029248, Register's Office for Davidson County, Tennessee, as corrected by Surveyor's Certificate of Correction in Instrument 200407200086706, corrected in Instrument 200403170030572, supplemented in Instrument 200407130083179, corrected in Instrument 20040720086707, further supplemented in Instrument 200410210126776, Instrument 200410250128065, Instrument 200501180005927, Instrument 200503170029206, Instrument 200504250045905, Instrument 20050520056887, and 200510070121715, 200511070134921, 200512060147464 and 200601240009112, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Donald Trombino, an unmarried man and Diane M. Burgett, an unmarried woman by Deed from Beazer Homes Corp., DBA Phillip Builders, a Tennessee Corporation of record in Instrument No. 20041103-0132203, Register's Office for Davidson County, Tennessee, dated 10/22/2004 recorded on 11/3/2004. The said Donald Trombino and Diane M. Burgett having since conveyed by Quitclaim Deed onto Donald Trombino, an unmarried man and Diane M. Burgett, an unmarried woman, as tenants in common with right of survivorship, of record in Instrument No. 20120726-0065575, Register's Office, dated 7/19/2012 and recorded 7/26/2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **104 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, their heirs and assigns forever; and we do 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 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 hands this the 18th day of October, 2013.

Donald Trombino

Diane M. Burgett

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 **Donald Trombino** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2013.

My Commission expires: 10/18/2016

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

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 **Diane M. Burgett** the bargainor,, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 18th day of October, 2013.

My Commission expires: 10/18/2016

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC

Notary Public