WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of December, 2013.

Notary Public

MY COMMISSION EXPIRES: 8/20/17

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130103940 DEEDWARR
Recvd: 12/12/13 12:05 2 pgs
Fees:13.00 Taxes:471.38

20131212-0125859

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 First Avenue South, Ste 200, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aaron Bondurant	New Owner	161160A13600CO
(NAME)	(NAME)	
370 Oakely Drive, Unit 1008		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Joy Graham-Denny**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Aaron Bondurant, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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. 136, as shown on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime With Private Elements, filed as Exhibit A to and established by the Declaration of record in Instrument 200403150029248 and by the Sixth Supplementary Declaration in Instrument 200510070121715 and further amended in Instrument 200505200056887, all in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Joy Graham (n/k/a Joy Graham Denny), a single person by Deed from Stephanie Gordon Pflum and husband Adam Pflum, dated 07/15/2009 and filed for record on 07/22/2009 in Instrument 200907220068683, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER SUBJECT TO THE FOLLOWING:
Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
All matters as set forth per Plat Book 7900, Page 38, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200403150029248, as amended in Instrument 200505200056887, and Supplemented in Instrument 200510070121715, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7382, Page 755 and Book 9640, Page 881, said Register's Office, said Register's Office.
Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831 as amended in Instrument 200001140004981, said Register's Office.
All matters set out in document including but not limited to an Easement of record in Instrument

200306260089015, said Register's Office.
Stormwater Detention Agreement of record in Instrument 200309030127692, said Register's Office.
Agreement Regarding Grant of Public Utility Easement of record in Instrument 200409170112429, said Register's Office.
Charter of the Homeowner's Association of record in Instrument 200403160029917, said Register's Office.
Quitclaim Deed to the Homeowner's Association of record in Instrument 200501270010261, said Register's Office.
Property taxes for the year 2014 and subsequent years, a lien not yet ascertainable, due or payable. 2013 Taxes have been prorated between Grantor and Grantee.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 603 Shadow Glen Drive, Nashville, TN 37211-7527
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10th day of December, 2013.

Joy Graham-Denny

Andrew Denny*

*Andrew Denny conveys any and all interest he may have in the above described property.

State of Tennessee
County of Williamson

Personally appeared before me Joy Graham-Denny and Andrew Denny, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 10th day of December, 2013.

Notary Public

My Commission Expires: 8/27/17

RETURN TO:
Stewart Title Company Tennessee Division
121 First Avenue South, Ste 200
Franklin, TN 37064

DONALD G. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY