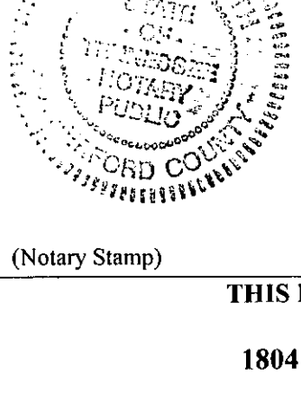
BILL GARRETT, Davidson County
Trans:T20140014789 DEEDWARR
Recvd: 03/04/14 14:05 2 pgs
Fees:13.00 Taxes:475.45
20140304-0018157

 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $128,500.00 Affiant Subscribed and sworn to before me, this 21st day of February, 2014. Notary Public My commission expires: 5/17/2014

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
David Cranston	**New Owner**	**Map/Parcel: 161-16-0-A-016.00CO**
131 Shadow Glen Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, I/WE,

Kacy Michael Maxwell and wife, Karin Shupe Maxwell

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Cranston

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS 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 No. 16 together with the appurtenant Interest in the common elements of TheTownhomes of Shadow Glen, a horizontal property regime with Private Elements established by Declaration of Covenants Conditions and Restrictions of record In Instrument No. 200403150029248; corrected in Instrument No. 20040317-0030572; and amended in Instrument No. 200407130083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, with 2nd Amendment of record in Instrument No. 20041021-0126776, rerecorded in Instrument No. 200410250128065, and further amended In Instrument No. 20050520-0056887, said Register's Office. Said No. 16 depicted on the Condominium Site Plat attached as Exhibit "A" to the correction of record In Instrument No. 20040720-0086707.

Being the same property conveyed to Kacy Michael Maxwell and wife Karin Shupe Maxwell, by Warranty Deed, from Michelle R. Lackey now known as Michelle R. Collins and hubsand Bryan Collins, dated December 14, 2007, of record in Instrument No. 20071217-0144800, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20040315-0029248, amended in Instrument No. 20040720-0086707, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20040315-0029248, amended in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206,and Instrument No. 20060124-0009112, Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Instrument No. 20040315-0029248, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Instrument No. 20040316-0029917, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 9640, Page 881, Register's Office for DAVIDSON County, Tennessee.

Drainage Easement of record in Book 7382, Page 755, Register's Office for DAVIDSON County, Tennessee.
Joint Access Roadway Agreement of record in Book 8064, Page 831 and Instrument No. 20000114-004981, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No. 20030903-0127697, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Instrument No. 20040917-0112429, Register's Office for DAVIDSON County, Tennessee.
Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for DAVIDSON County, Tennessee.
Restrictions of record in Book 8064, Page 815, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 131 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 except as 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 21st day of February, 2014.

Kacy Michael Maxwell by:
Ka Shupe Maxell, attorney in fact
Kacy Michael Maxwell
By: Karin Shupe Maxell, Attorney-in-Fact

K Shupe Maxell
Karin Shupe Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Karin Shupe Maxwell,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kacy Michael Maxwell, for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Kacy Michael Maxwell, and is authorized by Kacy Michael Maxwell, to execute this instrument on his/her behalf.

Witness my hand and official seal this 21st day of February, 2014.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

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 Karin Shupe Maxwell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of February, 2014.

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 9-5-2016

File #: **140036DH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027