BILL GARRETT, Davidson County
Trans:T20140023493 DEEDWARR
Recvd: 04/07/14 15:56 2 pgs
Fees:13.00 Taxes:488.40

20140407-0029071

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140300049

WARRANTY DEED

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
2ND DAY of APRIL, 2014

Notary Public

MY COMMISSION EXPIRES: 12-15-15

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SUSAN MCDONALD 110 SHADOW GLEN DRIVE NASHVILLE, TN 37211	SAME	116-16-O-A-54.00

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, WE,

CASANDRA GRAHAM, UNMARRIED

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

SUSAN MCDONALD, MARRIED

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:

A certain tract or parcel of land lying and situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No 54C on the Plan of Townhomes of Shadow Glen, as of record in Instrument #20040315-0029248 as Exhibit A-1 and corrected in Instrument #20040317-0030572 and 20040720-0086706, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Casandra Graham, unmarried, by deed from Beazer Homes Corp., a Tennessee Corporation, dated 10-22-04 and recorded 10-29-04 of record in Instrument 20041029-0130280, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.
This is improved (X) property known as **110 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 2nd day of APRIL, 2014.

CASANDRA GRAHAM

STATE OF INDIANA
COUNTY OF Marion

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CASANDRA GRAHAM the bargainor(s) 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.

Witness my hand and official seal at Indianapolis, Indiana,, this 2 day of APRIL, 2014.

Commission Expires: 7-26-2019

Julie A Moyer
Notary Public

JULIE A MOYER
Notary Public, State of Indiana
Marion County
Commission # 628234
My Commission Expires
July 26, 2019

JULIE A MOYER NOTARY PUBLIC SEAL COMMISSION EXPIRED 7-26-2019 MARION COUNTY STATE OF INDIANA