WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030176 DEEDWARR
Recvd: 05/02/14 10:11 2 pgs
Fees:13.00 Taxes:703.00
20140502-0037210

G-VRES-14-265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: SEP 20 2016
(AFFIX SEAL)

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
James Riley Glasgow	NEW OWNER	
(NAME)	(NAME)	**34-7-A-72.00 CO**
265 Harbor Village		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **EVELYN ELIZABETH ROSE, UNMARRIED** , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES RILEY GLASGOW, A SINGLE PERSON** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 54, HARBOR VILLAGE, PHASE IV, REVISION I, as shown in Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20030611-0080857, amended at Instrument Nos. 20030723-0102986 and 20050120-0007505, corrected in Surveyor's Certificate of Correction recorded at Instrument No. 20050729-0088636, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Evelyn Elizabeth Rose, an unmarried woman by Warranty Deed from Russell R. Miller, Jr. and Linda H. Miller, husband and wife, recorded on the 21st day of April, 2009 in Instrument No. 20090421-0035984, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARBOR VILLAGE, as recorded in Plat Book 6250, Page(s) 626, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6628, Page 577, Book 6646, Page 543, Book 10672, Page 743 and Instrument Nos. 20010817-0089318, 20030611-0080857, 20030723-0102986, 20050120-0007505 and 20050729-0088636, Register's Office for Davidson County, Tennessee.
- Terms and provisions of by-Laws amended in Instrument No. 20070205-0014894, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 6635, Page 254 and Book 7637, Page 813 and Instrument No. 20030611-0080884, Register's Office for Davidson County, Tennessee.
- Easement to Comcast, recorded in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowners Association recorded in Book 8485, Page 966, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **265 Harbor Village, Madison, Tennessee 37115**.

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 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 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 the 25th DAY OF APRIL, 2014.

Evelyn Elizabeth Rose by Carol Yvonne Roche Attorney in Fact.

Evelyn Elizabeth Rose by Carol Yvonne Roche,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol Yvonne Roche , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of EVELYN ELIZABETH ROSE, and who acknowledged she executed the same as the free act and deed of the said EVELYN ELIZABETH ROSE.

Witness my hand and official seal, this the 25th of April, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066