WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/16/14 13:33 3 pgs
Fees:18.00 Taxes:499.50
20140516-0042346

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$135,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Williamson	**Same as Owner**	**Map 161-16-A**
(NAME) **129 Shadow Glen Drive**	(NAME)	**Parcel 15.00 CO**
(ADDRESS) **Nashville, TN 37211**	(ADDRESS)	
(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, **MANDY GALLAGHER, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID WILLIAMSON,** 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. 15, Building 3 on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, as shown on Exhibit A-1 to and established by the Declaration of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; amended in Instrument No. 200407130083179, corrected in Instrument No. 20040720-00867076, amended in Instrument No.20050520-0056887, said Unit No. 15 shown on Exhibit A-1 to said Declaration of Covenants, Conditions, and Restrictions, Register's Office for Davidson County, Tennessee, to which reference to is hereby made for a more complete and detailed description.

Being the same property conveyed to Mandy Gallagher, unmarried by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, filed for record on December, 2004 as Instrument No. 20041207-0145910, re-recorded as Instrument No. 20050124-0008737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) Restrictive covenants contained in Book 8064, page 815, as Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; amended in Instrument No. 200407130083179, corrected in Instrument No. 20040720-00867076, amended in Instrument No.20050520-0056887, said Register's Office; and (c) Charter of record in Instrument No. 20040316-0029917, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **129 Shadow Glen Drive, Nashville, TN 37211**

(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 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 my hand this 16th day of May, 2014.

Mandy Gallagher

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Mandy Gallagher**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 16th day of May, 2014.

Commission expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public

Davidson

Certificate of Authenticity

I, Nelson D Jenkins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Nelson D Jenkins
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Angela K Robertson, a notary public for this county and state, Nelson D Jenkins who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela K. Robertson
Notary's Signature

My Commission Expires: 5. 2. 2016.

Notary's Seal (If on paper)

