BILL GARRETT, Davidson County
Trans:T20140034738 DEEDWARR
Recvd: 05/19/14 12:39 3 pgs
Fees:18.00 Taxes:407.00

20140519-0042843

This Instrument prepared by:
KING, TURNBOW & BRISBY
ATTORNEYS-AT-LAW
203 THIRD AVENUE SOUTH
FRANKLIN, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant
Sworn to and Subscribed before me on this the 16th day of May, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:

Address of New Owners	Send Tax Bills To:	Map/Parcel Number:
Matt Wilson	Midsouth Bank	135120C00500CO
1989 Nashboro Blvd.	One East College St.	
Nashville, TN 37217	Murfreesboro, TN 37130	

WARRANTY DEED

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, **MONICA C. GLASS, a married individual, formerly known as MONICA T. COLLINS**, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **MATT WILSON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. 5, on the Horizontal Property Regime, Private Element Plat of Nashboro Village - Tract 13, of record in Instrument No. 20021230016168l, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description of said Unit.
>
> Being the same property conveyed to Monica T. Collins, a single woman by Warranty Deed dated 03/22/2005 from Gallardia Properties, LLC of record in

Instrument 20050330-0034414, on 03/30/2005, Register's Office for Davidson County, Tennessee.

This is the same description as the previous deed of record.

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, his 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 except for (1) 2014 Davidson County Taxes are a lien but not yet due and payable, and which have been prorated between the parties and will be paid by the Grantees in full when due; (2) Subject to any and All matters as set forth per Plat Book 4460, Page 149, Plat Book 4460, Page 150, Plat Book 4460, Page 151, Plat Book 4660, Page 74, Plat Book 4860, Page 74, and Instrument 200212300161681, said Register's Office; (3) Subject to Declaration of Covenants and Restrictions of record in Book 4827, Page 14, said Register's Office; (4) Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument 200212110152726, as amended of record in Instrument 200310080149209, said Register's Office; (5) Subject to By-Laws of record in Instrument 200212110152727, said Register's Office; (6) Subject to Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6209, Page 538, said Register's Office; (7) Subject to Stormwater Detention Agreement of record in Instrument 200212050150029, said Register's Office; (8) Subject to Easement of record in Instrument 200410250128047, said Register's Office; (9) Subject to Charter of record in Book 4828, Page 834, said Register's Office; (10) Subject to License to Use Fitness Center and Swimming Pools of record in Instrument 200205070056329, said Register's Office; (11) Subject to Quitclaim Deed to the Homeowner's Association of record in Instrument 200310080149210, said Register's Office; and (12) Subject to right-of-way for public road(s).

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. Whenever used, the singular number shall include the plural, the plural shall include the singular and the use of any gender shall be applicable to all genders.

Greg Glass, husband of **Monica T. Collins, also known as Monica C. Glass**, joins in this conveyance to convey to Grantee any and all rights that he has or may have in the subject property by virtue of his marriage to the said Monica T. Collins, also known as Monica C. Glass.

Witness our hands this 16 day of May, 2014.

MONICA C. GLASS, formerly known as MONICA T. COLLINS

GREG GLASS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **MONICA C. GLASS, formerly known as MONICA T. COLLINS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of May, 2014.

NOTARY PUBLIC
My Commission expires: 9-21-15

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and state, **GREG GLASS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16 day of May, 2014.

NOTARY PUBLIC
My Commission expires: 9-21-15

TONY L. TURNBOW
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY