(1)

BILL GARRETT, Davidson County
Trans:T20140042787 DEEDWARR
Recvd: 06/17/14 12:58 2 pgs
Fees:13.00 Taxes:517.63
20140617-0052743

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144349

WARRANTY DEED

JAQUELINE GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ day of June, 2014.

NOTARY PUBLIC

My commission expires: 3/6/18

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sara Brianne Stacy 433 Shadow Glen Drive Nashville, TN, 37211	New owner	161160A134.00

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Nine Thousand Nine Hundred and 00/100 Dollars ($139,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AMANDA D. BAWCOM, AN UNMARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **SARA BRIANNE STACY, AN UNMARRIED WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 134 on the plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20050520-0056887; Instrument No. 20051207-0147464, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Amanda D. Bawcom, an unmarried woman, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 6/30/2006, recorded 7/11/2006, of record in Instrument No. 20060711-0082785, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 433 Shadow Glen Drive, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 10 day of June, 2014.

Amanda D. Bawcom

AMANDA D. BAWCOM

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Amanda D. Bawcom, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 10 day of June, 2014.

Leslie Garside

Notary Public

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside

Printed Notary Name

My commission expires: 12/23/2014

MH# 140215-JM