# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140067337 DEEDWARR
Recvd: 09/10/14 10:23 2 pgs
Fees:13.00 Taxes:517.63
20140910-0082808

R-VRES-14-415

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**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) |
|---|---|---|
| **Michael W. Wyss and Connie M. Wyss** | **Same as New Owner** | |
| (NAME) | (NAME) | |
| **415 Shadow Glen Drive** | **Same as New owner** | **161-16-0-A-125.00C O** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37211** | | |
| (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 **KRISTIN E. COFOID (FKA KRISTIN TAYLOR),** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. WYSS AND CONNIE M. WYSS,** 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 No. 125, Townhomes of Shadow Glen, as shown on the Plan attached as Exhibit "A" to the Seventh Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen, of record in Instrument No. 20051107-0134921, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Kristin Taylor, an unmarried woman by deed from Thomas E. Austin, III, married, of record in Instrument No. 20091123-0107206, Register's Office for Davidson County, Tennessee, dated November 18, 2009 and recorded on November 23, 2009.

The said Kristin Taylor having since married and now being known as Kristin E. Cofoid.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Plan of record in Plat Book 7900, page 38, and Unit Site as shown on Exhibit "A" in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee.
- Instruments of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 2005052-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20040316-0029917, in the Register's Office for Davidson County, Tennessee.
- Instrument of record in Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.
- Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.

- Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **415 Shadow Glen Drive , Nashville, Tennessee 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 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 4th DAY OF SEPTEMBER, 2014.

Kristin E. Cofoid

Kristin E. Cofoid

Sean B. Cofoid

Sean B. Cofoid

The said Sean B. Cofoid, spouse of Kristin E. Cofoid joins herein to convey any and all marital interest he may have in the subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KRISTIN E. COFOID, the within named bargainor, 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, this the 4 of September, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SEAN B. COFOID, the within named bargainor, 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, this the 4 of September, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212