WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Kaylen M. Ogle
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-VRES-14-103

BILL GARRETT, Davidson County
Trans:T20140079191 DEEDWARR
Recvd: 10/21/14 13:10 2 pgs
Fees:13.00 Taxes:514.30
20141021-0096983

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:	
Kaylen M. Ogle	**Independence Bank**	
(NAME)	(NAME)	**161-16-0A-002.00**
103 Shadow Glen Dr.	**2425 Frederica St.**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Owensboro, KY 42301**	
(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 **ANGELA BREDT, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KAYLEN M. OGLE, UNMARRIED,** 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. 2 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 Number 20040315-0029248, Instrument Number 20040318-0030572, Instrument Number 20040713-0083179, Instrument Number 20040720-0086706 and Instrument Number 20040720-0086707, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Angela Bredt, an unmarried woman by deed from Danny Brazzell, unmarried of record in Instrument No. 20071129-0138421 Register's Office for Davidson County, Tennessee, dated November 28, 2007 and recorded on November 29, 2007. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- All matters shown on the Plan of record in Plat Book 7900, page 38, and Unit Site as shown on Exhibit A-1 in Instrument No. 20040713-0083179 and corrected in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument Number 20040720-0086706, corrected in Instrument Number 20040317-0030572, supplemented in Instrument Number 20040713-0083170, corrected in Instrument Number 20040720-086707, further supplemented in Instrument Number 20041021-0126776, Instrument Number 20041025-0128065, Instrument Number 20050118-0005927, Instrument Number 20050317-0029206, Instrument Number 20050425-0045905, Instrument Number 20050520-056887, Instrument Number 20051007-0121715, Instrument Number 20051107-0134921, Instrument Number 20051207-0147464 and Instrument Number 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and open space 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.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway 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.

- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Shadow Glen Dr., 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 17th DAY OF OCTOBER, 2014.

Angela Bredt

Angela Bredt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA BREDT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2014.

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

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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