THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112342**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $132,000.00. Affiant Subscribed and sworn to before me, this 4th day of December, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140092231 DEEDWARR
Recvd: 12/10/14 09:00 2 pgs
Fees:13.00 Taxes:488.40
20141210-0112920

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: 404 Shadow Glen, LLC P.O. Box 40805 Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-083.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Shawn M. Anderson now being known as Shawn M. Poston, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **404 Shadow Glen, LLC, a Tennessee limited liability company,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 83 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. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520- 0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, 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 Shawn M. Anderson, an unmarried woman by deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20060920-0116315 Register's Office for Davidson County, Tennessee, dated September 15, 2006 and recorded on September 20, 2006. (Value of consideration shown in aforementioned deed $134,180.00.) Being also known as 404 Shadow Glen Dr Nashville, TN 37211.

Seth Poston joins in the signing of this Deed to convey any marital interest he may have in the subject property.

Shawn M. Poston and Shawn M. Anderson being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

All matters shown on the Plan of record in Book 7900, page 38, 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, as supplemented in Instrument No. 20040713-0083179, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, 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. 20050520-0056887, and 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 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 Office 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 per Agreement of Construction and Maintenance of Joint Access Roadway, of record in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office of 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 of record in Instrument Number 20130517-0050094, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 404 Shadow Glen Dr Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4th day of December, 2014.

Shawn M. Anderson NKA Shawn M. Poston

Seth Poston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shawn M. Anderson NKA Shawn M. Poston and Seth Poston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of December, 2014.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018