Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-2-17

BILL GARRETT, Davidson County
Trans:T20140092237 DEEDWARR
Recvd: 12/10/14 09:05 2 pgs
Fees:13.00 Taxes:473.60
20141210-0112926

THIS INSTRUMENT WAS PREPARED BY
BRUCE STAFFORD
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shadow Glen, LLC	Shadow Glen, LLC	161-16-A/109.00 CO
(NAME) P.O. Box 40805	(NAME) P.O. Box 40805	
(ADDRESS) Nashville, Tennessee 37204	(ADDRESS) Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Travis R. Smith, Married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shadow Glen, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unite No. 109 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, 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 Travis R. Smith, Unmarried dated the 31st day of January, 2006 from Hamidreza Parsa, Married by Warranty Deed of record in Instrument No. 20060203-0013463, recorded the 3rd day of February, 2006, in the Register's Office for Montgomery County, Tennessee.

The real estate being conveyed is subject to all terms, matters and conditions as shown on the aforementioned plat of record and restrictive covenants of record in Book 8064, Page 815, Instrument No. 20040315-0029248; 20040713-0083179; 20041021-0126776; 20041025-0128065; 20050118-0005927; 20050317-0029206; 20050425-0045905; 20050520-0056887; 20051007-0121715; 20051007-0121715; 20051207-0147464; 20060124-0009112, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 316 Shadow Glen, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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, 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 GRANTEES, 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 4TH day of December, 2014.

Travis R. Smith

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

On this 4TH day of DEC, 2014, before me personally appeared Travis R. Smith and to me known to be the person (s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

My Commission Expires: 7/25/15

Notary Public

RAYMOND W SMITH
COM. EXP.
NOTARY
PUBLIC
JULY 25TH, 2015
SOUTH CAROLINA

File Number: 20140065
RETURN TO:
Stafford Land Title, LLC
540 Heritage Pointe Dr., Suite A
Clarksville, TN 37042