THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012721** J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $136,200.00. Affiant Subscribed and sworn to before me, this 30th day of January, 2015. Notary Public My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner: Kevin L. Collins and Elizabeth L. Collins 516 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-150.00 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, **Lindsey M. Parda, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kevin L. Collins and Elizabeth L. Collins, Husband and Wife**, ("Grantees"), their 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. 150, together with the appurtenants interest in the common elements of Townhomes of Shadow Glen, a horizontal property regime with private elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, supplemented in Instrument No. 20050425-0045905, amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned supplement in Instrument No. 20050425-0045905, said Register's Office.

Being the same property conveyed by Warranty Deed from Christy Colgan, unmarried to Lindsey M. Parda, unmarried as recorded on the 4th day of June, 2009 in Instrument No. 20090604-0052014 and corrected by Scrivener's Affidavit as recorded on the 9th day of December, 2010 in Instrument No. 20101209-0097925, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 38.

BILL GARRETT, Davidson County
Trans:T20150008843 DEEDWARR
Recvd: 02/04/15 11:27 2 pgs
Fees:13.00 Taxes:503.94
20150204-0010518

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040315-0009248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20050425-0045905 and 20050520-0056887 and Restrictions recorded in Book 8064, Page 815 (Southmark).

Charter of Townhomes of Shadow Glen Homeowners Association, Inc. recorded at Instrument No. 20040316-0029917.

Easement for Utility, recorded in Instrument No. 20040917-0112429.

Agreement for Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831, amended at Instrument No. 20000114-0004981.

Stormwater Detention Agreement recorded at Instrument No. 20030903-0127692. Conveyance of common areas recorded at Instrument No. 20050429-0048090.

This is improved property located at 516 Shadow Glen Drive 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 30th day of January, 2015.

Lindsey M Parda

Lindsey M. Parda

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey M. Parda, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of January, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018