BILL GARRETT, Davidson County
Trans:T20150024349 DEEDWARR
Recvd: 04/02/15 11:51 2 pgs
Fees:13.00 Taxes:680.43
20150402-0028773

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 15033434

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $183,900.00.

Robin Edwards
Affiant

Subscribed and sworn to before me, this 31st day of March, 2015.

JANICE H. COLLINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Janice H. Collins
Notary Public
My Commission Expires: 9-11-17

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Z Liston 1012 Loxley Dr Nashville TN 37211	F&M Bank P.O. Box 2026 Flint, MI 48501-2026	Tax Parcel ID No. 173090A31600CO

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, **James R. Shadinger and Cameron M. Shadinger, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **William Z Liston and Tatiana Liston, 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 Lot No. 252 on the Plan of Phase Four, Lenox Village, of record in Instrument No. 20040806-0094784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James R. Shadinger and wife Cameron M. Shadinger by Warranty Deed from Michele Paled, of record in Instrument No. 20071011-0120989, Register's Office for Davidson County, Tennessee, dated September 25, 2007 and recorded on October 11, 2007.

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.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Instrument No. 20040806-0094784, 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 20020315-0032826 as supplemented in Instrument No. 20021226-0158458, Instrument No. 20031212-0178492, Instrument No. 20040526-0062220, Instrument No. 20050119-0006853, Instrument No. 20050324-0032209, Instrument No. 20060120-0007914 as corrected in Instrument No. 20060221-0020352 and Instrument No. 20060309-0027423 and as further supplemented in Instrument No. 20060321-0032383, Instrument No. 20060622-0074677 as amended in Instrument No. 20050815-0096405, Instrument No. 20070103-0001284, Instrument No. 20070830-0104306 and Instrument No. 20050113-0005133, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Master Deed Restrictions of record in Instrument Number 20020315-0032825 as supplemented in Instrument No. 20021226-0158459, Instrument No. 20040526-0062221, Instrument No. 20060120-0007913, Instrument No. 20060321-0032382 and Instrument No. 20060612-0069716, in the Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Homeowner's Association of record in Instrument Number 20020412-0045831, in the Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville of record in Book 7985, Page 449, Instrument No. 20030923-0140666, Instrument No. 20040310-0027422, Instrument No. 20011129-0130322, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Book 7361, Page 230, Instrument No. 20020408-0042676, in the Register's Office for Davidson County, Tennessee.

Easement for Ingress and Egress of record in Instrument Number 20010103-0000902, in the Register's Office for Davidson County, Tennessee.

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

This is improved property located at 1012 Loxley 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, their 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 31st day of March, 2015.

James R. Shadinger

Cameron M. Shadinger

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Shadinger and Cameron M. Shadinger, 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 31st day of March, 2015.

Notary Public

My Commission Expires: _____

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