BILL GARRETT, Davidson County
Trans:T20150035690 DEEDWARR
Recvd: 05/08/15 10:45 2 pgs
Fees:13.00 Taxes:527.25
20150508-0042273

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) ATN Williamson The actual consideration or value, whichever is greater, for this transfer is $142,500.00. Affiant Subscribed and sworn to before me this 8th day of May, 2015. Notary Public My Commission Expires: 11/15/2015

NOTARY PUBLIC AT LARGE — AMY T. NELSON — WILLIAMSON COUNTY, TN

Address New Owner As Follows: Chadwick A. Raphael, et ux 426 Shadow Glen Drive Nashville, TN 37211	Send Tax Bills To: ~~FirstBank~~ Chadwick A. Raphael ~~615 Memorial Blvd.~~ 718 Overcheck Lane ~~Murfreesboro, TN 37129~~ Brentwood, TN 37027	Map-Parcel Number: 161 16 0A 072.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMY L. OSEMAN, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **CHADWICK A. RAPHAEL AND WIFE, MARY R. RAPHAEL,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 72, Building 11, on the Plan of Townhomes of Shadow Glen, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, as corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887 and shown as Exhibit "A" to the Eighth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20051207-0147464, said Register's Office.

Being the same property conveyed to Amy L. Oseman. a single woman, by deed from Alesia Chavis Reed, a married woman, of record in Instrument No. 20100520-0039102, dated May 18, 2010, said Register's Office.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20040315-0029248, Surveyor's Certificate of Correction of record in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, and further amended in Instrument No. 20050520-0056887, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 8064, Page 815, said Register's Office.

4. Restrictive Covenants contained in instrument of record in Book 9640, Page 873, said Register's Office.

5. Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office.

6. Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, said Register's Office.

7. Grant of Easement for Comcast of record in Instrument No. 20130517-0050094, said Register's Office.

8. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **426 Shadow Glen Drive, Nashville, TN 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, ha a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 6th day of May, 2015.

Amy L. Oseman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy L. Oseman, the within named bargainor, 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 6th day of May, 2015

(Seal)

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018

Notary Public

My Commission Expires: 07/02/2018