WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150048632 DEEDWARR
Recvd: 06/18/15 11:58 2 pgs
Fees:13.00 Taxes:1304.25
20150618-0058231

State of Tennessee
County of ~~Davidson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00

Catherine Clearwaters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2015.

LYNN J. BABCOCK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Lynn J Babcock
Notary Public

MY COMMISSION EXPIRES: 1-15-17 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
John A Shelton	Shelter Lending Services, LLC	Map 72-14
(NAME)	(NAME)	
1510 Cahal Avenue	4000 Chemical Road. Suite 200	Parcel 1.0
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	plymouth Meeting, PA 19462	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Indigo Development, LLC, a Tennessee limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John A Shelton, a single person,** 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 Unit(s) 1510 as shown on Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1600 Cahal Avenue a Horizontal Property Regime With Private Elements pursuant to Tennessee Code Annotated Section 66-27-103 (b), et seq., of record in Instrument No. 20140507-0038801, Amended in Instrument No. 20140702-0058412 and further hereafter to be known as Homes at 1510 and 1512 Cahal Avenue, of Instrument No. 20150416-0033851, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Indigo Development, LLC a Tennessee limited liability company by Quitclaim deed to reestablish the boundary between Lot 5 and Lot 6 from Indigo Development, LLC a Tennessee limited liability company, filed for record on April 28, 2014 as Instrument No. 20140428-0035662, Register's Office Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 50, said Register's Office; (c) Restrictive covenants contained record as Instrument No. 20140702-0058412, amended as Instrument No. 20140507-0038801, amended as Instrument No. 20150416-0033851 Restated Amendment to hereafter be known as Homes at 1510 and 1512 Cahal Avenue, said Register's Office

unimproved ☐

This is improved ☑ property, known as 1510 Cahal Avenue, Nashville, TN 37206
(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 hands this 16th day of June, 2015.

Indigo Development, LLC

By: Lindsay L. Miller, Member
Lindsay L. Miller, Member

State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Lindsay L. Miller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Member of Indigo Development, LLC**, (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by herself as Member.

WITNESS my hand and seal this 16th day of June, 2015.

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

Notary Public

My Commission Expires: _____

File No.: 32615087