THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15074664**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $142,300.00. Affiant Subscribed and sworn to before me, this 17th day of July, 2015. Notary Public My Commission Expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 07/20/15 09:51 3 pgs
Fees:18.00 Taxes:526.51
20150720-0070480

WARRANTY DEED

Address New Owner: Shelly Ann Blakemore 105 Nashboro Greens Way Nashville TN 37217	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 135-11-0C-003.00-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, **Thomas E. Nettleton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shelly Ann Blakemore, a single woman**, ("Grantee"), her 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. 3 on the Plan of a Horizontal Property Regime, Private Element Plat, Phase One, Nashboro Village-Tract 18, of record in Plat Book 9700, page 968, as amended in Plat Book 11700, page 48, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Thomas E. Nettleton, unmarried by Warranty deed from Paula H. Jackson (now Kennedy), married of record in Instrument No. 20120113-0003893 Register's Office for Davidson County, Tennessee, dated December 30, 2011 and recorded on January 13, 2012.

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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of The Greens Homeowner's Association, Inc. of record in Book 11703, Page 581, as amended in Instrument Number 20000627-0063887 and Instrument Number 20070118-0007533, as supplemented in Instrument Number 20021211-0152723 and as consented to in Instrument Number 20010322-0027767, 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. By-Laws contained within Book 11703, Page 581, said Register's Office.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of Nashboro Village of record in Book 4827, Page 14, Book 5469, Page 840, Book

7751, Page 907, as supplemented in Instrument Number 20001031-0108075, 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.

Terms and Provisions of Lease by and between WDN Properties, LTD, lessor, and WEB Service Company, Inc., lessee, dated August 7, 1997, of record in Book 10690, Page 327, Register's Office for Davidson County, Tennessee.

Anchor Easement of record in Book 5563, Page 5, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20010314-0024179, Register's Office for Davidson County, Tennessee.

License to Use Fitness Center and Swimming Pools, of record in Instrument Number 20020507-0056329, Register's Office for Davidson County, Tennessee.

Charter of The Greens Homeowner's Association, Inc., of record in Book 11703, Page 579, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for common areas, of record in Instrument Number 20001010-0100361, Register's Office for Davidson County, Tennessee.

All matters as shown on Plats of record in Plat Book 9700, Page 968, as amended in Plat Book 1170, Page 48; Plat Book 4660, Page 73; Plat Book 4660, Page 158 and Plat Book 4860, Page 73, as revised in Plat Book 5200, Page 444, 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 105 Nashboro Greens Way Nashville TN 37217.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, her 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, her 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 17th day of July, 2015.

Thomas E. Nettleton

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

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

Witness my hand, at office, this 17th day of July, 2015.

Notary Public
My Commission Expires: _____

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

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

