WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061181 DEEDWARR
Recvd: 07/27/15 09:47 2 pgs
Fees:13.00 Taxes:381.10
20150727-0073388

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 103,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of July, 2015

Notary Public:

MY COMMISSION EXPIRES: 2.11.16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shauna M. Capps	First Community Mortgage	Parcel ID:
3880 Priest Lake Drive; #54	275 Robert Rose Drive	136030B00900CO
Nashville, TN 37217	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Susan M. Shirey, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Shauna M. Capps , 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:

A certain Condominium apartment in Davidson County, Tennessee, being Townhouse No. 54, Building 22 and the garage therewith in a Horizontal Property Regime located on the Plat of Priest Lake Park Condominium Townhouses, Phase 2, of record in Book 4675, Page 131, and in Book 4675, Page 145, Register's Office for said County, to which reference is hereby made.

Being the same property conveyed to Susan M. Shirey by deed from Shirley Fay Miller, unmarried, of record in Instrument 20091105-0102306, dated October 2, 2009, Register's Office for said County.

This conveyance is subject to Master Deed, Restrictions and By-Laws of record in Book 7679, Page 173 amended in Book 8115, Page 849; Book 9089, Page 757; Book 9507, Page 606; Book 9927, Page 75; Instrument 20011025-0116633; 20050621-0071262; 20060228-0022872; 20060228-0022873; Book 4651, Page 412 amended in Book 4943, Page 692; Book 4979, Page 939; Book 5083, Page 417; Book 5189, Page 671; Book 4651, Page 420 amended in Book 5083, Page 417; Book 8115, Page 838; Book 9089, Page 765; Instrument 20050817-0097909, and amended in Instrument 20150709-0066742, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 4675, Page 131, and in Book 4675, Page 145, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3880 Priest Lake Drive; #54, Nashville, TN 37217

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 hand this 22nd day of July, 2015.

Susan M. Shirey

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan M. Shirey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of July, 2015.

My Commission Expires: 8/03/16

Notary Public



Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066