THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074770** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2015. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20150062673 DEEDWARR
Recvd: 07/30/15 11:33 3 pgs
Fees:18.00 Taxes:1295.00
20150730-0075208

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Borrowman Joyce Ann Borrowman 2866 Carriages Court The Villages, FL 31262	New Owner	Tax Parcel ID No. 104-08-M-412.00 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, **Emily Layne Cheatham, unmarried and Thomas J. Cheatham Jr and Mildred Carole Cheatham, husband and wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Charles Dale Borrowman and Joyce Ann Borrowman, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 412, and one parking space, of the Glen Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing the Glen Condominiums of record in Instrument Number 20070904-0105726, as amended in Instrument No. 20080805-0080551, Instrument No. 20081029-0108159, Instrument No. 20081112-0111695, Instrument No. 20081124-0115172 and Instrument No. 20090224-0016363, all in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "D" to Amendment No. 3 to Master Deed of record in Instrument No. 20081124-0115172, said register's office; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "D" to said Master Deed.

Being the same property conveyed by Warranty Deed from Debra Grimes, a single person to Emily Layne Cheatham, unmarried and Thomas J. Cheatham, Jr., and Mildred Carole Cheatham, husband and wife, as joint tenants with the right of survivorship, as recorded on the 4th day of March, 2014 in Instrument No. 20140304-0018215 and Warranty Deed from The Nashville Glen, LLC, a Tennessee Limited Liability Company to Debra Grimes, a single person, as recorded on the 30th day of December, 2008 in Instrument No. 20081230-0123345, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B HAYES PLAN, as recorded in Plat Book 21, Page(s) 87.

Charter of The Glen Condominium Association, Inc. recorded at Instrument No. 20070628-0077121.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE GLEN Condominiums of record in Instrument No. 20070904-0105726 , as amended by instrument(s) of record in Instrument Nos. 20080805-0080551, 20081029-0108159, 20081112-0111695, 20081124-0115172 and 20090224-0016363; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Easement for Sanitary Sewer, Storm Drainage, Water Mains, Pumps, Appurtenances, recorded in Instrument No. 20070820-0099189.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities recorded at Instrument No. 20070820-0099330.

Right of Way Dedication recorded in Book 4660, Pages 146, 147 and 148.

All matters shown on a survey prepared by Initial Point Land Surveying, Inc., TN RLS No. 2315, dated October 13, 2006.

Any easements that may have been retained with the closure of Alley No. 422 by Ordinance No. 80-292.

This is improved property located at 1706 18TH AVE S #312 Nashville TN 37212-3194

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, its 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 28th day of July, 2015.

Emily Layne Cheatham

Thomas J. Cheatham Jr.

Midred Carole Cheatham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily Layne Cheatham, Thomas J. Cheatham Jr., and Mildred Carole Cheatham, 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 28th day of July, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018