BILL GARRETT, Davidson County
Trans:T20150078329 DEEDWARR
Recvd: 09/15/15 12:09 2 pgs
Fees:13.00 Taxes:562.40
20150915-0093539

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $152,000.00.

Catherine C. Davis
Affiant

Subscribed and sworn to before me, this 14th day of September, 2015.

Jennifer D. Stacey
Notary Public

My commission expires: 9/20/17

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
1535 West Northfield Blvd., Suite 2
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Catherine C. Davis	Farmington Mortgage, a Division of Capstar Bank	**Map\Parcel: , 161-16-0-A-059.00**
100 Shadow Glen Drive	2002 Richard Jones Road #300A	
Nashville, TN 37211	Nashville, TN 37215	

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 ACKNOWLEDGE, WE,

Kori Lynn Hoosier fka Kori Lynn Holmes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Catherine C. Davis, an unmarried woman

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 No. 59 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20050520056887 and Instrument No. 200512070147464, Register's Office, Davidson County, Tennessee, said Unit No. 59 being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description.

Being the same property conveyed to Kori Lynn Holmes by Warranty Deed from Jon Rousseau, unmarried, of record in Instrument No. 20130711-0071656, Register's Office for Davidson County, Tennessee, dated July 02, 2013 and recorded on July 11, 2013.

*Charles D. Hoosier, spouse of Kori Lynn Hoosier fka Kori Lynn Holmes, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and

liens provided in the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen with By-Laws appended thereto, of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, Supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, 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. Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee. Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee. Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument 20000114-0004981, Register's Office for Davidson County, Tennessee. Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office. Subject to rights of others in and to the common areas and/or elements. Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved (x) unimproved ( ) property known as 100 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 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 hand(s) this 14th day of September, 2015.

Kori Lynn Hoosier/Kori Lynn Holmes

Kori Lynn Hoosier fka Kori Lynn Holmes

Charles D. Hoosier

STATE OF Tennessee
COUNTY OF Rutherford

Before me, a Notary Public of the County and State first above written, do hereby certify that Kori Lynn Hoosier fka Kori Lynn Holmes personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 14th day of September, 2015.

Notary Public

My Commission Expires: 5/23/16



File #: **2152162**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
1535 WEST NORTHFIELD BLVD. SUITE 2
MURFREESBORO, TN 37129