WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081761 DEEDWARR
Recvd: 09/25/15 10:48 2 pgs
Fees:13.00 Taxes:554.26
20150925-0097602

MST 2015-1063

STATE OF TENNESSEE
COUNTY OF WILLIAMSON LAWRENCE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF SEPT., 2015

Notary Public

MY COMMISSION EXPIRES: 6/4/17

(AFFIX SEAL)

TENNESSEE NOTARY PUBLIC OF STATE
RONALD L. EVANS
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tucker T. Tingle		161-16-0-AQ-003.00-CO
(NAME)	(NAME)	
105 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Benjamin W. Webster and Jessica A. Webster, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tucker T. Tingle, an unmarried man**, 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, Unit No. 3 on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime With Private Elements as shown on exhibit of the Declaration of Covenants, Conditions, and Restrictions of record at Instrument No. 20040315-0029248, and specifically shown in Exhibit A-1 in Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin W. Webster and Jessica A. Webster, Husband and Wife by Warranty deed from Jennifer Hunter formerly known as Jennifer Hollingsworth, and husband Chad Hunter of record in Instrument No. 20080602-0056130 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on June 2, 2008.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. All matters shown on the Plan of record in Plat Book 7900, page 38, and Unit Site as shown on Exhibit A-1 in Instrument No. 20040713-0083179 and corrected in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument Number 20040720-0086706, corrected in Instrument Number 20040317-0030572, supplemented in Instrument Number 20040713-0083170, corrected in Instrument Number 20040720-086707, further supplemented in Instrument Number 20041021-0126776, Instrument Number 20041025-0128065, Instrument Number 20050118-0005927, Instrument Number 20050317-0029206, Instrument Number 20050425-0045905, Instrument Number 20050520-056887, Instrument Number 20051007-0121715, Instrument Number

20051107-0134921, Instrument Number 20051207-0147464 and Instrument Number 20060124-0009112, Register's Office for Davidson County, Tennessee. Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee. Conveyance of common areas and open space in Instrument No. 20051114-0137526, 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. Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument No. 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.

This property, known as 105 Shadow Glen Drive, Nashville, TN 37211
(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 hand(s) this 23rd DAY OF Sept, 2015.

Benjamin W. Webster by Yvette Meldrum, his attorney in fact

Benjamin W. Webster

Jessica A. Webster by Yvette Meldrum, her attorney in fact

Jessica A. Webster

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned, a Notary Public, and for State and County, personally appeared Yvette Meldrum, Attorney in fact for Benjamin W. Webster and Jessica A. Webster, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument of behalf of and as attorney in fact for the said Benjamin W. Webster and Jessica A. Webster, as their free act and deed for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of September, 2015.

Notary Public

My Commission Expires: 9/5/16

(SEAL)

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016