File Box 8

BILL GARRETT, Davidson County
Trans:T20150082888 DEEDWARR
Recvd: 09/29/15 14:51 2 pgs
Fees:13.00 Taxes:503.20
20150929-0098954

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57823
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan Green Crystal Truitt 510 Shadow Glen Drive Nashville, TN 37211	CMG Mortgage 810 Crescent Center Drive Suite 320 Franklin, TN 37067

TAX MAP PARCEL NUMBERS: 161160A14700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$136,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Holly Ann Brown, married,,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan Green and Crystal Truitt, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 147 on teh Plan of Townhomes of Shadow Glen as established by the Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyors Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572 and amended in Instrument No. 20050520-0056887 and shown as Exhibit "A" to the Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20050425-0045905, said Register's Office to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Holly Brown, unmarried by Warranty Deed from Beazer Homes, Corp., dated October 3, 2005 and recorded on October 7, 2005 of record in Instrument No. 20051007-0121199, Affidavit of record in Instrument No. 20101117-0091938, said Register's Office for Davidson County, Tennessee.

Neal Coty, spouse of Holly Ann Brown, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; The Plan, with Owner's Certificate, of record shown on Exhibit "A" to the Fifth Supplemental declaration to the Declaration of Covenants, Conditions and Restriction for the Townhomes of Shadow Glen of record in Instrument NO. 20050425-0045905, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for more complete description. Agreement regarding grant of utility easement of record in Instrument No. 20040917-0112429, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyors Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887, Instrument No. 20050425-0045905, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 510 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2015.

Holly Ann Brown

Neal Coty

State of Tennessee

County of Davidson

On this 28th day of September, 2015, before me the undersigned authority, personally appeared Holly Ann Brown and Neal Coty, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $136,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2015.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019