WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/23/16 14:05 3 pgs
Fees:18.00 Taxes:569.80
20160223-0017213

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 3-25-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Garrett Nello Dicorpo	CMG Mortgage Inc	161160A01600
(NAME)	(NAME)	
131 Shadow Glen Drive	3161 Crow Canyon Rd Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Cranston, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Garrett Nello Dicorpo, an unmarried man**, hereinafter called the GRANTEE(S), their heirs and/or 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 No. 16 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a horizontal property regime with Private Elements established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 200403150029248; corrected in Instrument No. 20040317-0030572; and amended in Instrument No. 200407130083179, corrected in Instrument No. 20040720-0086706 and Instrument No. 20040720- 0086707, with 2nd Amendment of record in Instrument No. 20041021-0126776, rerecorded in Instrument No. 200410250128065, and further amended in Instrument No. 20050520-0056887, said Register's Office. Said No. 16 depicted on the Condominium Site Plat attached as Exhibit "A" to the correction of record in Instrument No. 20040720-0086707.

Being the same property conveyed to David Cranston by Warranty Deed from Kacy Michael Maxwell and wife, Karin Shupe Maxwell, dated February 21, 2014 and recorded March 04, 2014 of record in Instrument Number 20140304-0018157, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (1) All matters shown on the plat of record in Plat Book 7900, Page 38, (2) Covenants, conditions, easements and restrictions recorded as Book 8064, Page 815, (3) Covenants, conditions, easements and restrictions recorded as Instrument No. 20040315-0029248, Surveyors Certificate of Correction to Declaration recorded as Instrument No. 20040317-0030572, First Supplementary Declaration recorded as Instrument No. 20040713-0083179, Surveyors Certificate of Correction recorded as Instrument No. 20040720-0086706, Surveyors Certificate of Correction to Declaration recorded as Instrument No. 20040720-0086707, Second Supplementary Declaration recorded as Instrument No. 20041021-0126776, Re-recorded to Second Supplementary Declaration recorded as Instrument No. 20041025-0128065, Third Supplementary Declaration recorded as Instrument No. 20050118-0005927, Fourth Supplementary Declaration

recorded as Instrument No. 20050317-0029206, Fifth Supplementary Declaration recorded as Instrument No. 20050425-0045905, First Amendment to Declaration recorded as Instrument No. 20050520-0056887, Sixth Supplementary Declaration recorded as Instrument No. 20051007-0121715, Seventh Supplementary Declaration recorded as Instrument No. 20051107-0134921, Eighth Supplementary Declaration recorded as Instrument No. 20051207-0147464, Ninth Supplementary Declaration rorded as Instrument No. 20060124-0009112, (4) Agreement for Construction and Maintenance of Joint Access Roadway including terms and conditions thereof as recorded in Book 8064, Page 831 and Amendment to Agreement recorded as Instrument No. 200001140004981, (5) Stormwater Detention Agreement including terms and conditions thereof as recorded in Instrument No. 20030903-0127692, (6) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded on October 20, 1987 in Book 7382, Page 755 and recorded on April 07, 1995 in Book 9640, Page 881, (7) Agreement regarding Grant of Utility Easement recorded on September 17, 2004 in Instrument No. 20040917-0112429, (8) 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. 20060105-0001844 and Instrument No. 20070913-0109882, and (9) Charter of The Townhomes of Shadow Glen Homeowners Association, Inc., recorded as Instrument No. 20040316-0029917 in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 131 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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 28th day of December, 2015.

David Cranston

State of Tennessee
County of Rutherford

Personally appeared before me David Cranston, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28 day of December, 2015.

Phyllis Anne Basinger

Notary Public
My Commission Expires: December 17, 2016

PHYLLIS ANNE BASINGER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division

File No.: 01288-29315
SMG TN Warranty Deed

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith