BILL GARRETT, Davidson County
Trans:T20160016649 DEEDWARR
Recvd: 03/01/16 09:30 3 pgs
Fees:18.00 Taxes:573.13
20160301-0019289

Box 44

THIS INSTRUMENT PREPARED BY:
WESLEY D. TURNER
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2016.

Notary Public

My Commission Expires: 4/6/2019

LINDA TURNER RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Neal Bradberry Thomason 943 Oak Valley Lane Nashville, TN 37220	SAME	161160A09400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAMELA HOPPES, NOW SMITH**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **NEAL BRADBERRY THOMASON**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 94 on the Plan of Townhomes of Shadow Glen as shown on the Exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706 and Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pamela Hoppes by deed dated September 10, 2007, from Lydia Katherine Winstead, and husband, John Bradley Winstead, of record in Instrument No. 20070912-00109598, Register's Office for Davidson County, Tennessee. The said Pamlea Hoppes having since married, now known as Pamela Hoppes Smith.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

Subject property is not the usual place of residence of the Grantor or her spouse.

This conveyance is made subject to:

1. 2016 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Declaration of Covenants, Conditions, liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Instrument No. 20040315-0029248, Surveyor's Certificate of Correction of record in Instrument No. 20040317-0030572; Instrument No. 20040720-0086706 and further amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens contained in instrument of record in Book 8064, page 815, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 9640, page 873, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: **317 Shadow Glen Dr., 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, his heirs and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized 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; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 29th day of February, 2016.

Pamela Hoppes Smith

Pamela Hoppes Smith

STATE OF TENNESSEE)
COUNTY OF Jefferson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PAMELA HOPPES, NOW SMITH,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of February, 2016

TAMARA MCKINNEY HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY
(Seal)

Tamara McKinney Hamilton

Notary Public

My Commission Expires: April 19, 2017