THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126192** BILL GARRETT, Davidson County Trans:T20160017229 DEEDWARR Recvd: 03/02/16 12:44 2 pgs Fees:13.00 Taxes:555.00 20160302-0019983	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 1st day of March, 2016. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Alex Farless 500 SHADOW GLEN DR Nashville TN 37211-7524	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161160A14200CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Samuel T. Bell, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alex Farless, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 142 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 20040315-0029248, Instrument 20040317-0030572, Instrument 20040713-0083179, Instrument 20040720-0086706, Instrument 20040720-0086707, Instrument 20041025-0128065, Instrument 20050118-0005927, Instrument 20050317-0029206, Instrument 20050425-0045905, Instrument 20050520-0056887, Instrument 20051007-0121715, Instrument 20051107-0134921, Instrument 20051207-0147464 and Instrument 20060124-0009112 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Samuel T. Bell, unmarried by Warranty Deed from LaTonya Nicole Vaughn, recorded on the 15th day of May, 2009 in Instrument No. 20090515-0044573 as corrected at Instrument No. 20101220-0101212 , in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 8064, Page 815 and Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Charter of Homeowners Association recorded at Instrument No. 20040316-0029917.

Easement for Ingress-Egress, recorded in Book 8064, Page 831 and Instrument No. 20000114-0004981.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement to Comcast recorded at Instrument No. 20130517-0050094.

Easement for Utilities, recorded in Instrument No. 20040917-0112429.

Storm Water Detention Agreement recorded at Instrument No. 20030903-0127692.

This is improved property located at 500 SHADOW GLEN DR Nashville TN 37211-7524

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of March, 2016.

S. T. Bell

Samuel T. Bell

Amanda Bell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Samuel T. Bell and Amanda Bell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of March, 2016.

Notary Public

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018