BILL GARRETT, Davidson County
Trans:T20160024085 DEEDWARR
Recvd: 03/24/16 13:54 2 pgs
Fees:13.00 Taxes:546.68
20160324-0028046

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0113-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,750.00

Melody Dawn Smith
Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of March, 2016

Annemarie Cain
Notary Public
My Commission Expires: 2-20-18

Address of New Owner	Send Tax Bills To:	
Melody Dawn Smith 526 Shadow Glen Dr. Nashville, TN 37211-7524	NEW OWNER	Map/parcel: 161-16-0A-155.00 CO

WARRANTY DEED

FOR AND IN 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, I/WE

Matthew Charles Burns and wife, Stephanie Beth Burns,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melody Dawn Smith, a single person,

HEREINAFTER CALLED THE GRANTEE(S), her 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, being Unit No. 155 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, as corrected in 20040317-0030572 and Instrument No. 20040720-0086706, and as amended in Instrument No. 20050520-0056887 and supplemented in Instrument No. 20050425-0045905, 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 Matthew Charles Burns and wife, Stephanie Beth Burns, by Quitclaim Deed from Matthew Charles Burns, through Victor Hazelwood, Trustee, dated 1/7/11 and recorded 1/21/11 in Instrument No. 20110121-0005943; and being the same property previously conveyed to Matthew Charles Burns, an unmarried man, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated 9/26/05 and recorded 10/4/05 in Instrument No. 20051004-0119503, as corrected by Affidavit recorded 6/24/10 in Instrument No. 20100624-0049500, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 526 Shadow Glen Dr. Nashville, TN, 37211-7524

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 assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of March, 2016

Matthew Charles Burns

Stephanie Beth Burns

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Matthew Charles Burns and Stephanie Beth Burns, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 22nd day of March, 2016

Notary Public

My Commission Expires: 2-20-18

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY