THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16036987** BILL GARRETT, Davidson County Trans:T20160038502 DEEDWARR Recvd: 05/09/16 14:25 2 pgs Fees:13.00 Taxes:592.00 20160509-0045888	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me, this 29th day of April, 2016. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Thomas Schumacker 407 SHADOW GLEN DR Nashville TN 37211-7523	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-16-0A-121.00 CO

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, **Leigh Brannan, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Schumacker, an unmarried 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. 121 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; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No: 20050425-0045905; Instrument No: 20050520-0056887; Instrument No: 20050520-0056887; Instrument No: 20051007-0121715; Instrument No: 20051107-0134921; Instrument No: 20051207-0147464; Instrument No: 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leigh Brannan, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded on the 20th day of June, 2006 in Instrument No. 20060620-0073295, in the Register's Office of Davidson County, Tennessee.

Said property was never the primary residential residence of Grantor.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 7900, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112.

Charter of Townhomes of Shadow Glen Homeowners Association, Inc. recorded at Instrument No. 20040316-0029917.

Easement for Comcast of Nashville, I, LLC, recorded in Instrument No. 20130517-0050094.

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

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

This is improved property located at 407 SHADOW GLEN DR Nashville TN 37211-7523

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 29th day of April, 2016.

Leigh Brannan N/K/A Leigh Clendenin _____
Leigh Brannan k/n/a Leigh Clendenin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Leigh Brannan n/k/a Leigh Clendenin, 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 29th day of April, 2016.

Nathan L. Powers
Notary Public

my commission
expires : 02/26/17

