THIS INSTRUMENT PREPARED BY:
Stephen S. Bowden
Attorney at Law
P.O. Box 1757
(111 East Commerce Street Office)
Lewisburg, TN 37091

Marshall County Title & Escrow
~~118 Second Avenue South~~
Lewisburg, TN 37091

For Identification Only:
Map 161-16-OA, Parcel 090.00
Office of Davidson County, TN Assessor of Property
Property Address: 309 Shadow Glen Drive, Nashville, TN 37211

WARRANTY DEED FROM: **KAITLYN M. HARLESS AND STEPHEN P. HARLESS**

TO: **BRANDON CLAY TAYLOR**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable considerations, we, the undersigned, **KAITLYN M. HARLESS AND STEPHEN P. HARLESS**, have this day bargained and sold and do hereby sell, transfer and convey unto **BRANDON CLAY TAYLOR**, his heirs and assigns in fee simple, all our right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Unit No. 90 on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements as shown on the Exhibit to and established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 200403150029248, as amended in Instrument No. 200505200056887, and supplemented in Instrument Nos. 200407130083179; 200410210126776, re-recorded in Instrument No. 200410250128065; 2005011800005927; 200503170029206 and 200504250045905, Register's Office of Davidson County, Tennessee.

Being the same realty conveyed to Kaitlyn M. Harless, an unmarried person, and Stephen P. Harless, a married person, by Warranty Deed from Nyal L. Cannon, Trustee, and Fai T Cannon, Trustee, for Esparanto, Inc. 401K c/o Nyal L. Cannon and Fai T. Cannon recorded August 31, 2015 of record in Book #20150831-0088260, Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way and utilities which may affect the property.

2. Subject to all matters noted on Plan shown on Exhibit A of Third Supplemental to Declaration of record in Instrument No. 20050118-0005927, Register's Office of Davidson County, Tennessee.

3. Subject to deed conveying the common area to Townhomes at Shadow Glen Homeowner's Association, Inc. of record in Instrument No. 20050127-0010261, Register's Office of Davidson County, Tennessee.

4. Subject to Charter of Townhomes at Shadow Glen Homeowner's Association, Inc. of record in Instrument No. 20040316-0029917, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160046305 DEEDWARR
Recvd: 06/02/16 08:45 3 pgs
Fees:18.00 Taxes:592.00
20160602-0055340

5. Subject to Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 as amended and supplemented in Instrument No. 20040713-0083179, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument 20050317-00029206 and Instrument No. 20050425-0045905 and Instrument No. 20050520-0056887, Register's Office of Davidson County, Tennessee.

6. Grant of utility easement of record in Instrument No. 20040917-0112429, Register's Office of Davidson County, Tennessee.

7. Subject to an Agreement of Dedication for Sanitary Sewers and/or Storm Drainage of record in Book 7382, Page 755, and Book 9640, Page 881, Register's Office of Davidson County, Tennessee.

8. Subject to Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, Register's Office of Davidson County, Tennessee.

9. Subject to the Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, and Instrument No. 20000114-0004981, Register's Office of Davidson County, Tennessee.

10. Subject to an Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050094, Register's Office of said County.

11. Subject to lien for special assessments as contained in the Restrictions, and subject to the rights of others in and to the common area and elements.

Grantee shall take possession with delivery of the deed. The 2016 real property taxes shall be prorated.

TO HAVE AND TO HOLD unto the said GRANTEE, his heirs and assigns, in fee simple forever.

The GRANTORS covenant that they are lawfully seized and possessed of the granted realty and have a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTORS will forever warrant and defend the title thereto unto the said GRANTEE, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 31 day of May, 2016.

KAITLYN M. HARLESS

Kaitlyn M Harless

STEPHEN P. HARLESS

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **KAITLYN M. HARLESS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Jeremy W. Dick
NOTARY PUBLIC My Commission expires 8/31/19.

JEREMY W. DICK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Knox

Personally appeared before me, a Notary Public in and for the County and State aforesaid, **STEPHEN P. HARLESS,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of May, 2016.

Jeremy W. Dick
NOTARY PUBLIC My Commission expires 8/31/19

JEREMY W. DICK STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

STATE OF TENNESSEE
COUNTY OF Marshall

The undersigned makes oath that the actual value or consideration of this transfer is $160,000.00

Elaine L Hammick
Affiant

Sworn to and subscribed before me this 31 day of May, 2016.

Vickie Hay
NOTARY PUBLIC My Commission expires 1-31-2017

VICKIE HAY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:

Brandon Clay Taylor
309 Shadow Glen Drive
Nashville TN 37211