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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16047411** BILL GARRETT, Davidson County Trans:T20160049214 DEEDWARR Recvd: 06/10/16 09:26 2 pgs Fees:13.00 Taxes:588.30 20160610-0058797	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $159,000.00. Affiant Subscribed and sworn to before me, this 2nd day of June, 2016. Notary Public My Commission Expires: 3/20/2018 APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Steffen T. Cushing and Natasha C. Cushing 213 Shadow Glen Drive Nashville, TN 37211-7519	Send Tax Bills To: ~~New Owner~~ LoanDepot.Com, LLC 25500 Commercentre Dr., #100 Lake Forest, CA 92630	Tax Information: Tax Parcel ID No. 161160A006600CO

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, **Shaun M. Senters** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steffen T. Cushing and Natasha C. Cushing, husband and wife**, ("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. 66 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; and Instrument No. 20040720-0086707, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Katherine J. Senters, an unmarried woman to Shaun M. Senters, an unmarried man, as recorded on the 19th day of June, 2015 in Instrument No. 20150619-0058962; Quitclaim Deed from Shaun M. Senters to Shaun M. Senters and Katherine J. Senters, husband and wife, as recorded on the 14th day of June, 2012 in Instrument No. 20120614-0052242; Quitclaim Deed from Rachel E. Heffington to Shaun M. Senters, as recorded on the 8th day of July, 2008 in Instrument No. 20080708-0069952 and Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Shaun M. Senters, an unmarried man and Rachel E. Heffington, an unmarried woman, as recorded on the 7th day of October, 2004 in Instrument No. 20041007-0121113, 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.

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, 20050118-0005927, 20050317-0029206, 20050425-0045905, 20050520-0056887, 20051007-0121715, 20051107-0134921, 20051207-0147464 and 20060124-0009112.

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

Easement recorded in Instrument No. 20130517-0050094.

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

Ordinance No. BL2012-188.

This is improved property located at 213 Shadow Glen Drive Nashville, TN 37211-7519.

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 2nd day of June, 2016.

Shaun M. Senters

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Shaun M. Senters, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of June, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018