(1)

BILL GARRETT, Davidson County
Trans:T20160056360 DEEDWARR
Recvd: 07/01/16 10:23 2 pgs
Fees:13.00 Taxes:621.60
20160701-0067496

WARRANTY DEED

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert St. Marie	Shelter Lending Services	
(NAME)	(NAME)	
165 Shadow Glen Drive	P. O. Box 740039	161160A03300CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45274-0039	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara Leech, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Robert St. Marie and Valerie St. Marie, Husband and Wife**, hereinafter called the GRANTEE (S), 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 all of Lot No. 33 on the Plan of Townhomes of Shadow Glen as shown o the exhibit to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, Surveyors Certificate of Correction recorded in Instrument Nos. 200403170030572, 200407200086706 and 200407200086707, Supplemental Declaration recorded in Instrument Nos. 200407130083179, 200410210126776, 200501180005927, 200503170029206, 200601240009112, 200510070121715, 200512070147464 and 200511070134921, Re-Recorded Supplemental Declaration recorded in Instrument No. 200410250128065, Amended Restrictions recorded in Instrument No. 200505200056887, 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 Barbara Leech, an unmarried woman by Warranty Deed from Beazer Homes Corp., a tenancy in common, dated 04/15/2005, recorded 04/22/2005 of record in Instrument No. 20050422-0045215, in the Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee, being all of Lot No. 33 on the Plan of Townhomes of Shadow Glen as shown o the exhibit to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, Surveyors Certificate of Correction recorded in Instrument Nos. 200403170030572, 200407200086706 and 200407200086707, Supplemental Declaration recorded in Instrument Nos. 200407130083179, 200410210126776, 200501180005927, 200503170029206, 200601240009112, 200510070121715, 200512070147464 and 200511070134921, Re-Recorded Supplemental Declaration recorded in Instrument No. 200410250128065, Amended Restrictions recorded in Instrument No. 200505200056887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete

and accurate description. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 165 Shadow Glen Drive, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30th day of June, 2016.

Barbara Leech

Barbara Leech

State of Tennessee
County of Wilson

Personally appeared before me Barbara Leech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2016.

Notary Public

My Commission Expires: 8-14-17

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122