WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160058350 DEEDWARR
Recvd: 07/08/16 12:38 2 pgs
Fees:13.00 Taxes:1820.40
20160708-0070112

B-LG-16-246-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David G. Shulman and Patricia P. Shulman	**David G. Shulman and Patricia P. Shulman**	
(NAME)	(NAME)	**103-08-0E-010.00-CO**
246 Cherokee Station Drive	**133 Cantera Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209-4970	**Santa Fe, NM 87501**	
(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 consideration, the receipt of which is hereby acknowledged, **MARGARET A. RAINES, AN UNMARRIED WOMAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **DAVID G. SHULMAN AND PATRICIA P. SHULMAN, HUSBAND AND WIFE,** hereinafter called the Grantees, their heirs, successors and assigns, that 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. 16D-A on the Plan of Cherokee Crossing Town Homes, A Horizontal Property Regime with Private Elements, as set out in the Master Deed establishing Cherokee Crossing Town Homes, of record as Instrument No. 20060908-0111567, along with the exclusive interests and rights to the limited Common Elements serving said Unit, an equal and undivided interest in the Common Elements, and rights to applicable easements, as setout, described, and contained in the said referenced Master Deed. Said instrument, and the exhibits thereto, amend the recording of Lots 13D-17D on the Final Plat of Cherokee Crossing as of record as Instrument No. 20050328-0032338, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margaret A. Raines, an unmarried woman by Warranty deed from Cherokee Crossing Partnership, a Tennessee Partnership of record in Instrument No. 20080617-0062347 Register's Office for Davidson County, Tennessee, dated June 10, 2008 and recorded on June 17, 2008.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 32 and Instrument No. 20050328-0032338, and Exhibit "B" in Instrument No. 20060908-0111566, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record as Instrument Number 20051215-0150402 in the Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed of record in Instrument Number 20060908-0111566, Register's Office for Davidson County, Tennessee.
- Charter for Cherokee Crossing Homeowners Association, Inc. of record in Instrument Number 20100203-0008714, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of Common Open Space to HOA of record in Instrument Number 20100203-0008715, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20050118-0005960, in the Register's Office for DavidsonCounty, Tennessee.
- By-Laws to the Board of directors, Cherokee Crossing Townhomes attached as Exhibit "C" to the Master Deed of record in Instrument Number 20060908-0111567, in the Register's Office for Davidson County, Tennessee.
- Attorney's Certificate of record in Instrument Number 20060908-0111568, in the Register's Office for DavidsonCounty, Tennessee.
- Easement of record in Instrument Number 20070702-0078608, in the Register's Office for DavidsonCounty, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **246 Cherokee Station Drive , Nashville, Tennessee 37209-4970**.

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 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), their heirs and 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/our hand(s) this the 6th DAY OF MAY, 2016.

Margaret A. Raines

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET A. RAINES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of May, 2016.

Notary Public

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-7-19

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212