Davidson County DEEDWARR
Recvd: 12/19/16 09:33 3 pgs
Fees:18.00 Taxes:523.55
20161219-0132673

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $141,500.00 Affiant Subscribed and sworn to before me, this 12th day of December, 2016. Notary Public My commission expires: 11-6-17

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Robert E. Kowrach	First Community Mtg.	**Map/Parcel: 096-16-0-A-082.00CO**
211 Lakebrink Drive	262 Robert Rose Dr. #101	
Nashville, TN 37214	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Frederick R Shapter and Heidi A. Shapter, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert E. Kowrach and Katherine S. Kowrach, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Lot No. 85, on the plan of Larchwood, Phase One A, Section Four, Planned Unit Development, of record in Plat Book 6200, Page 924, amending Plat Book 6900, Page 843, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frederick R. Shapter and Heidi A. Shapter, husband and wife, by Warranty Deed, from Arlene Schwab, unmarried, dated August 29, 2013, of record in Instrument No. 20130910-0095410, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6200, Page 924, amending Book 6900, Page 843, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6299, Page 152, amended in Book 6301, Page 82, Book 6391, Page 449, Book 7434, Page 620, Book 7792, Page 54, Book 8032, Page 432 and Book 9827, Page 12, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6391, Page 440, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary in Plat of record in Book 5200, Page 541, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4868, Page 616 and Book 5569, Page 99, Register's Office for DAVIDSON County, Tennessee.
Deed to Metropolitan Government for Sewer of record in Book 7681, Page 611, Register's Office for DAVIDSON County, Tennessee.
Deed to Metropolitan Government for Water Main of record in Book 7681, Page 617, Register's Office for DAVIDSON County, Tennessee.

By laws of record in Book 6299, Page 166, re-recorded in Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 211 Lakebrink Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 12th day of December, 2016.

Frederick R. Shapter by: A. Scott Hubbard Attorney in fact
Frederick R Shapter
By: A. Scott Hubbard, Attorney-in-Fact

Heidi A. Shapter by: A. Scott Hubbard Attorney in fact
Heidi A. Shapter
By: A. Scott Hubbard, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared A. Scott Hubbard, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Frederick R. Shapter and Heidi A. Shapter, for the purposes therein contained, and who further proved to me that he/she is the Attorney in Fact for Frederick R. Shapter and Heidi A. Shapter, and is authorized by Frederick R. Shapter and Heidi A. Shapter, to execute this instrument on his/her behalf.

Witness my hand, at office, this 12th day of December, 2016.

Notary Public

My Commission Expires: 8-20-17

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES AUGUST 20, 2017

File #: **160656SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.