(1) Return To

TRI STAR TITLE & ESCROW, LLC
1535 W NORTHFIELD BLVD, UNIT 16
MURFREESBORO, TN 37129

WARRANTY DEED

Kellie L Parsons State of Tennessee Notary Public Rutherford County My Commission Expires November 17, 2019

R-VRES-17-609

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $182,500.00.

Connie Pickens
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF FEBRUARY, 2017.

Kellie L Parsons
Notary Public

MY COMMISSION EXPIRES: 11/17/19
(AFFIX SEAL)

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)
Robert Bettelon	New Owner	
(NAME)	(NAME)	**161-16-0A-139.00-CO**
609 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **ADAM R. TERRY AND MEGAN GAIL TERRY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT BETTELON, UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 139 of Townhomes of Shadow Glen, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument Number 20040315-0029248, as corrected by Surveyor's Certificate of Correction in Instrument Number 20040720-0086706, corrected in Instrument Number 20040317-0030572, supplemented in Instrument Number 20040713-0083179, corrected in Instrument Number 20040720-086707, further supplemented in Instrument Number 20041021-0126776, Instrument Number 20041025-0128065, Instrument Number 20050118-0005927, Instrument Number 20050317-0029206, Instrument Number 20050425-0045905, Instrument Number 20050520-056887, and Instrument Number 20051007-0121715, Instrument Number 20051107-0134921, Instrument Number 2005120-60147464 and Instrument Number 20060124-0009112, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Adam R. Terry, unmarried by Warranty deed from Luttrell G. Schettler and wife, Kimberly L. Schettler of record in Instrument No. 20120322-0024569 Register's Office for Davidson County, Tennessee, dated March 16, 2012 and recorded on March 22, 2012.

NOTE: MEGAN GAIL TERRY JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

This conveyance is subject to:
- Taxes for the year 2017 and thereafter a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040315-002948, corrected by Surveyor's Certificate of Correction in Instrument 20040720-0086706, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20040713-0083170, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464, Instrument No. 20060124-0009112 and Instrument No. 20051012-0123003, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20170018747 DEEDWARR
Recvd: 03/03/17 14:26 2 pgs
Fees: 13.00 Taxes: 675.25

20170303-0021460

- Conveyance of common areas and open space in Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 7900, page 38, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee..
- Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20130517-0050094, in the Register's Office for DavidsonCounty, Tennessee.
- Restrictions of record as Instrument Number 20060503-0051212; Instrument No. 20071203-0139991 and Instrument No. 20120322-0024569 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **609 Shadow Glen Drive, Nashville, Tennessee 37211**.

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 24th DAY OF FEBRUARY, 2017.

Adam R. Terry

Megan Gail Terry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM R. TERRY AND MEGAN GAIL TERRY, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of February, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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