WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170051525 DEEDWARR
Recvd: 06/16/17 09:54 2 pgs
Fees:13.00 Taxes:703.00
20170616-0060533

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$190,000.00**.

Affiant

Subscribed and sworn to before me, this the 15th day of June, 2017.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Victoria A. Deron	**FirstBank**	**Map 161-16-0-A Parcel 155.00co**
526 Shadow Glen Drive	**318 Seaboard Lane, Ste 205**	
Nashville, TN 37211	**Franklin, TN 37067**	

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

Melody Dawn Smith nka Melody Dawn Shiffer, married

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

Victoria A. Deron, unmarried woman

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 Unit No. 155, Building 24, 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, as corrected in Instrument No. 20040317-0030572, and supplemented in Instrument No. 20050425-0045905, and as amended in Instrument No. 20050520-0056887, 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 Melody Dawn Smith, a single person, by Deed dated March 22, 2016 from Matthew Charles Burns and wife, Stephanie Beth Burns, of record in Instrument No. 20160324-0028046, Register's Office for Davidson County, Tennessee. The said Melody Dawn Smith having since married and is now known as Melody Dawn Shiffer.

Anthony Shiffer, spouse of the above named Melody Dawn Shiffer, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

Conveyance of the above described parcel is subject to the following: 1) The Plan of record as set out on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions of The Townhomes of Shadow Glen as shown in Instrument No. 20050425-0045905, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee. 3) Declaration of Covenants and Restrictions, of record in Book 8064, Page 815, Register's Office for Davidson County, Tennessee. 4) Dedication of Common Areas to Townhomes of Shadow Glen Homeowners' Association, Inc. of record in Instrument No. 20050429-0048090, said Register's Office. 5) Charter of The Townhomes of Shadow Glen Homeowners' Association, Inc. of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee. 6) Declaration of Covenants, Conditions and Restrictions of The Townhomes of Shadow Glen, of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572, supplemented in Instrument No. 20050425-0045905, and amended in Instrument No. 20050520-0056887, Register's Office for Davidson County, Tennessee. 7) Conveyance of Common Areas to The Townhomes of Shadow Glen Homeowners' Association, Inc. of record in Instrument No. 20040325-0033972, said Register's Office. 8) All matters shown on the Plan of record in Book 7900, Page 38, said Register's Office. 9) Agreement for construction and maintenance of joint access roadway of record in Book 8064, Page 831, and amended in Instrument No. 20000114-0004981, said Register's Office.10) Easement for ingress and egress as set out in Deed of record in Instrument No. 20030626-0089015, said Register's Office. 11) Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, said Register's Office. 12) Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Instrument No. 20040406-0038744, said Register's Office. 13) Agreement regarding Grant and Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office. 14) Current taxes prorated and assumed by Grantee.

This is improved (__X__) Unimproved (____) property, known as **526 Shadow Glen Drive, Nashville, TN 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 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 **15th** day of **June, 2017.**

Melody Dawn Smith nka Melody Dawn Shiffer

Anthony Shiffer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Melody Dawn Smith nka Melody Dawn Shiffer, and Anthony Shiffer,** the within named sellers, 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 at Nashville, Tennessee, this **15th** day of **June, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21