THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170712812**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 15th day of September, 2017. Notary Public My Commission Expires: 3. 8. 2021

LEAH D. BEAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Bill Garrett Davidson County
Batch# 1693 DEEDWARR
09/18/2017 11:00:07 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20170918-0095124

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Zachary A. Osborne 148 SHADOW GLEN DRIVE Nashville, TN 37211-7397	New Owner	Tax Parcel ID No. 161-16-0A-035.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary K. Messick, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Zachary A. Osborne, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 35 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; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary K. Messick, a single person by Warranty Deed from Luciano H. Scala and Martha A. Mancinelli, husband and wife, recorded on the 16th day of June, 2015 in Instrument No. 20150616-0057151, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHMARK, as recorded in Plat Book 7900, Page(s) 38.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20040315-0029248, 20040317-0030572, 20040713-0083179, 20040720-0086706, 20040720-0086707, 20041021-0126776, 20041025-0128065, 20050118-0005927, 20050317-0029206, 20050425-0045905 and Restrictions for Southmark recorded in Book 8064, Page 815.

Charter of Townhomes of Shadow Glen Homeowners Association, Inc. recorded at Instrument No. 20040316-0029917.

Easement for Utility, recorded in Instrument No. 20040917-0112429.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

Dedication of common area recorded at Instrument No. 20050429-0048090.

Agreement for Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and as amended at Instrument No. 20000114-0004981.

This is improved property located at 148 SHADOW GLEN DRIVE Nashville, TN 37211-7397.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of September, 2017.

Mary K. Messick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary K. Messick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018