WARRANTY DEED

Bill Garrett Davidson County
Batch# 54150 DEEDWARR
02/02/2018 10:30:43 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20180202-0010789

M-VRES-17-603

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
Pamela Hill	**Pinnacle Bank**	
(NAME)	(NAME)	
603 Shadow Glen Drive	**PO Box 702726**	**161-16-0A-136-00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Dallas, TX 37133**	
(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, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AARON BONDURANT, AN UNMARRIED MAN,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PAMELA HILL, SINGLE WOMAN,** hereinafter called the Grantee, her 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. 136, as shown on the plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, filed as Exhibit A to and established by the Declaration of record in Instrument No. 200403150029248 and by the Sixth Supplementary Declaration in Instrument No. 200510070121715 and further amended in Instrument No. 200505200056887, all in the Register' s Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Aaron Bondurant, an unmarried man by Warranty deed from Joy Graham-Denny of record in Instrument No. 20131212-0125859 Register's Office for Davidson County, Tennessee, dated December 10, 2013 and recorded on December 12, 2013.

This conveyance is subject to:

- Taxes for the year 2017, a lien due and payable, but not delinquent.
- All matters shown on the Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. 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, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Conveyance of common areas and open space of record in Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement of record in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway, of record in Book 8064, page 831, as amended in Instrument No. 20000114-0004981, Register's Office for Davidson County, Tennessee.

- Easement for Drainage of record in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 200306260089015, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA of record in Instrument Number 200501270010261, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20131212-0125859 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: **603 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 hand this the 31st DAY OF JANUARY, 2018.

Aaron Bondurant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AARON BONDURANT, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2018.

Notary Public

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

NATHAN KEITH
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