This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180517 **After Recording Return To The Above.**	State of Tennessee County of Williamson I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$209,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 23rd day of March, 2018. Notary Public My Commission Expires: 6-26-21

JAMES THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Bill Garrett Davidson County
Batch# 72813 DEEDWARR
03/23/2018 04:04:10 PM 2 pgs
Fees: $13.00 Taxes: $773.30

20180323-0027805

THIS INDENTURE, made this 23rd day of March, 2018, among:

JENNIFER CATHERINE CREED AND CHRISTOPHER CREED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

JOSEPHINE KAY, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Described property located in Davidson County, Tennessee, to wit:

Being Unit No. 32 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. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051012-0123003, Instrument No. 20051107-0134921, Instrument No. 20051114-0137526, Instrument No. 20051207-0147464, Instrument No. 20060105-0001844, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882 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 Jennifer Catherine Creed, married by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development of record in Instrument No. 20120801-0067914 Register's Office for Davidson County, Tennessee, dated July 27, 2012 and recorded on August 01, 2012. (Value of consideration shown in aforementioned deed $115,000.00.)

Being also known as 163 Shadow Glen Drive Nashville, Tennessee 37211.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Jennifer Catherine Creed

Christopher Creed

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Jennifer Catherine Creed and Christopher Creed, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23 day of March, 2018.

Notary Public
My Commission Expires:

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires April 29, 2018

Owner Name & Property Address:

Name: Josephine Kay
Address: 163 Shadow Glen Drive
City, State, Zip: Nashville, TN 37211

Responsible Party For Taxes:

Name: Josephine Kay
Address: 163 Shadow Glen Drive
City, State, Zip: Nashville, TN 37211

Tax ID: 161-16-0A-032.00-CO