**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**1620 Westgate Circle, Ste 150**
**Brentwood, TN 37027**

**CRT File No. 180415748**

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $225,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of April, 2018.

Notary Public
My Commission Expires: 9/29/2021

LISA S. ALLARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 87134 DEEDWARR
05/01/2018 12:57:38 PM 2 pgs
Fees: $13.00 Taxes: $832.50

20180501-0041138

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Catherine Garnett<br>3061 Whitland Crossing Drive<br>Nashville TN 37214 | Franklin American<br>6100 Tower Circle #600<br>Franklin, TN 37067 | Tax Parcel ID No.<br>096-09-0B-051.00-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, **Jami D. Shafer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Garnett, a single person** ("Grantee"), her 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. 3061, Donelson's Place as shown on declaration of protective covenants, conditions, and restrictions of record in Instrument Nos. 20070703-0079564 as amended in Instrument Nos. 20070712-0083113, 20070816-0098067 and 20101026-0085599, Third Amendment as corrected by Scrivener' s Affidavit in Instrument No. 20101112-0091023 all recorded in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made for a more full and complete description.

Being the same property conveyed to Jami D. Shafer by Warranty deed from J2K Builders, LLC of record in Instrument No. 20121119-0106357 Register's Office for Davidson County, Tennessee, dated November 15, 2012 and recorded on November 19, 2012. (

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.

Taxes for the year 2018, a lien not yet due and payable.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions establishing Donelson's Place, a Horizontal Property Regime With Private Elements of record in Instrument Number 20070703-0079564, as amended by First Amendment in Instrument Number. 20070712-0083113, Second Amendment in Instrument Number 20070816-0098067, Third Amendment in Instrument Number 20101026-0085599, Third Amendment as corrected by Scrivener's Affidavit in Instrument No. 20101112-0091023, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Donelson's Place Owners' Association, Inc. of record in Instrument No. 20070703-0079444, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 20070302-0025663, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record as Instrument Number 20060531-0063577, as amended by Instrument No. 20070430-0051183 (underlying plats), Register's Office of Davidson County, Tennessee.

This is improved property located at 3061 Whitland Crossing Drive Nashville TN 37214

**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 30th day of April, 2018.

Jami D. Shafer

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jami D. Shafer, 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 30th day of April, 2018.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022

DM 2.1 TN

Vanderpool Law
256 Seaboard Lane G-104
Franklin, TN 37067
615-771-9800