THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180516109

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $163,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2018.

Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Bill Garrett Davidson County
Batch# 106571 DEEDWARR
06/19/2018 02:53:26 PM 2 pgs
Fees: $13.00 Taxes: $603.10
20180619-0059077

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lizbeth A Sharer 1305 Quail Valley Rd Nashville TN 37214-4220	New Owner	Tax Parcel ID No. 108-08-0E-028.00-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, **Rella Townsend, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lizbeth A Sharer , an unmarried woman,** ("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 28, Lot No. 55 on the Plan of Phase 6, Section 3, Quail Valley of record in Plat Book 5800, Pages 127 and 128, revised in Book 5800, Page 204, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rella Townsend, unmarried by Warranty deed from Betsy L. Winters, unmarried of record in Instrument No. 20070904-0105397 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 04, 2007.

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.

Subject to all matters shown on the Plan of record in Plat Book 5800, Page (s) 127 and 128, revised in Book 5800, Page 204, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 5931, Page 506, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Master Deed of record in Book 5970, Page 825, and Book 4800, Page 254, Book 5970, Page 828, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the 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 the Homeowners Association for Quail Valley of record in Book 6371, Page 105 and Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA of record in Book 6002, Page 537, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1305 Quail Valley Rd Nashville TN 37214-4220

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 June, 2018.

Rella Townsend

Rella Townsend

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Rella Townsend, 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 June, 2018.

Nathan L. Powers

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON