WARRANTY DEED

R-CBB-19-141

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 4-20-20

(AFFIX SEAL)

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

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)
Jack Earthman Dement and Meghan Gallagher Dement	**FirstBank**	
(NAME)	(NAME)	
141 Shadow Glen Drive	**318 Seaboard Lane, Suite 205**	**161-16-0A-021.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Franklin, TN 37067**	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN S. COOK, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACK EARTHMAN DEMENT AND MEGHAN GALLAGHER DEMENT, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being a certain private element situated within Davidson County, Tennessee, being Unit No. 21, Building 4, together with appurtenant common area, of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Condition and Restrictions for the Townhomes of Shadow Glen, a horizontal property regime with private elements, of record in as of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; and in Instrument No. 20040720-0086706; as amended and supplemented in Instrument No. 20040713-0083179; 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. 20050520-056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051206-0147464 and in Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee. Said Unit being depicted on the site-plan attached as First Supplementary Declaration for the Townhomes of Shadow Glen, of record in Instrument No. 20040713-0083179; as corrected in Instrument No. 20040720-0086707, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes of Shadow Glen provided in said Declaration, as amended, together with the By-Laws appended thereto, the site-plan attached as exhibit to said Declaration, as amended, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Ryan S. Cook, an unmarried man by Warranty deed from Beazer Homes, Corp., DBA Phillips Builders, a Tennessee Corporation of record in Instrument No. 20041230-0154964 Register's Office for Davidson County, Tennessee, dated December 16, 2004 and recorded on December 30, 2004.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument Number 20040720-0086706, corrected in Instrument Number 20040317-0030572, supplemented in Instrument Number 20040713-0083179, corrected in Instrument Number 20040720-086707, further supplemented in Instrument Number 20041021-0126776, Instrument Number 20041025-0128065, Instrument Number 20050118-0005927, Instrument Number 20050317-0029206, Instrument Number 20050425-0045905, Instrument Number 20050520-056887, Instrument Number 20051007-0121715, Instrument Number 20051107-0134921, Instrument Number 20051207-0147464 and Instrument Number 20060124-0009112, Instrument No. 20040713-0083179 Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20040316-0029917, in the Register's

Karen Johnson Davidson County
Batch# 191438 DEEDWARR
02/04/2019 11:54:03 AM 2 pgs
Fees: $13.00 Taxes: $699.30

20190204-0010352

Office for Davidson County, Tennessee.
• Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20030903-0127692, in the Register's Office for Davidson County, Tennessee.
• Agreement regarding Grant of Utility Easement of record in Instrument Number 20040917-0112429, in the 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, amended in Instrument No. 20000114-0004981, in the Register's Office for Davidson County, Tennessee.
• Easement for Drainage of record in Book 7382, Page 755, in the Register's Office for Davidson County, Tennessee.
• Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement to Comcast of record in Instrument Number 20130517-0050094, in the Register's Office for Davidson County, Tennessee.
• Restrictions of record in Book 8064, Page 815, 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: **141 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/our hand(s) this the 31st DAY OF JANUARY, 2019.

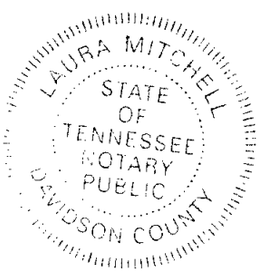
Ryan S. Cook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RYAN S. COOK, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of January, 2019.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129