Karen Johnson Davidson County
Batch# 201990 DEEDWARRSP
03/05/2019 12:20:15 PM 4 pgs
Fees: $23.00 Taxes: $1,905.50
20190305-0020018

This instrument was prepared by
and after recording return to:
Nelson Mullins Riley & Scarborough, LLP
150 Fourth Avenue, North
Nashville, TN 37219
Attn: Laurence M. Papel, Esq.

SPECIAL WARRANTY DEED

Address New Owners:	**Send Tax Bills To:**	**Map & Parcel No.:**
Shanna Lynn Shaw 1022 B Edwin Warner Drive Nashville, TN 37205	[Same]	129-12-0K-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TIMOTHY J. CONNER**, a Tennessee resident ("***Grantor***"), does hereby transfer and convey unto **SHANNA LYNN SHAW** (unmarried), a Tennessee resident ("***Grantee***"), her heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, and described with greater particularity in **Exhibit A**, attached hereto and incorporated herein by reference (the "***Property***").

The above-referenced land is improved property commonly known as 1022 B Edwin Warner Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments, and appurtenances thereto in anywise belonging, but subject to the Permitted Exceptions described on **Exhibit B** attached hereto, unto Grantee, its successors and assigns, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part hereof, by, through, or under Grantor but not otherwise.

[The remainder of this page has intentionally been left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of this 28th day of April, 2017.

GRANTOR:

TIMOTHY J. CONNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for this State and County, **Timothy J. Conner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of April, 2017.

Angela L. Eicher
Notary Public

My Commission expires: May 5, 2020.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$515,000.00**.

Affiant

Subscribed and sworn to before me this the 28th day of April, 2017.

Angela L. Eicher
Notary Public

My Commission Expires: May 5, 2020.

Exhibit A

Property Description

Land in Davidson County, Tennessee:

BEING Unit B, on the Horizontal Property Regime for Vatican Valley Townhomes, as recorded in the Master Deed of record as Instrument No. 20160114-0003845, and amended in Instrument No. 20160222-00166600 and Instrument No. 20170208-0013060, in the Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage interest in the common elements allocated to said Unit B, as set forth in said Master Deed.

BEING the same property conveyed by Chris P. Marchetti and wife, Gina M. Marchetti, to Timothy J. Conner by deed of record in Instrument No. 20170501-0042229, in the Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. Restrictive Covenants of record in Book 3640, Page 40, in the Register's Office for Davidson County, Tennessee.

2. Master Declaration of Covenants, Conditions and Restrictions for Vatican Valley Townhomes, as recorded in the Master Deed of record as Instrument No. 20160114-0003845, and amended in Instrument No. 20160222-00166600 and Instrument No. 20170208-0013060, in the Register's Office for Davidson County, Tennessee.

3. Plan shown as Exhibit C to the Master Declaration of Covenants, Conditions and Restrictions for Vatican Valley Townhomes, as recorded in the Master Deed of record as Instrument No. 20160114-0003845, and amended in Instrument No. 20160222-00166600 and Instrument No. 20170208-0013060, in the Register's Office for Davidson County, Tennessee.

4. Old Plan of record in Book 3600, Pages 12, 13 and 14, in the Register's Office for Davidson County, Tennessee.

5. Homeowners' Association Charter of record in Instrument No. 20160222-0016601, in the Register's Office for Davidson County, Tennessee.