WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170023186 DEEDWARR
Recvd: 03/20/17 08:59 2 pgs
Fees: 13.00 Taxes: 629.00
20170320-0026602

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1630 NW Broad St., Suite 100, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Douglas W. Shadle	new owner	131050B41700
(NAME)	(NAME)	
417 Summit Ridge Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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 considerations, the receipt of which is hereby acknowledged, we, **Amanda Tipps Mandeville f/k/a Amanda T. Pinckney and Marc Mandeville, wife and husband**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Douglas Shadle** ** **and Karen Shadle, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

**** also known as Douglas W. Shadle**

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Unit No. 417, as shown on the Plan of Four Seasons, a Condominium Development, together with an undivided percentage interest in the Common Elements appurtenant to said unit, as set forth in the Master Deed establishing Four Seasons, a Condominium, of record in Book 6841, Page 349, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda T. Pinckney, an unmarried woman by Warranty Deed dated August 21, 2013, from Cindy A. Carter, unmarried of record in Instrument 201308280090758, Register's Office for Davidson County, Tennessee. Amanda T. Pinckney is now known as Amanda Tipps Mandeville. Her husband, Marc Mandeville is joining in the signing to convey any marital rights in the subject property.

This conveyance is subject to: (1) All matters as set forth per plat at Book 5050, Page 30; (2) Master Deed of record in Book 6841, Page 349, said Master Deed was amended of record in Book 6847, Page 122; (3) Easement Agreement of record in Instrument 200109120099679, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 417 Summit Ridge Place, Nashville, TN 37215

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/or 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/or 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 our hands this 16th day of March, 2017.

Amanda Tipps Mandeville f/k/a Amanda T. Pinckney Marc Mandeville

State of North Carolina
County of Wake

Personally appeared before me Amanda Tipps Mandeville f/k/a Amanda T. Pinckney and Marc Mandeville, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 16th day of March, 2017.

Evan A Barnette
Notary Public
My Commission Expires: 9-4-2019

BARNETTE EVAN S. NOTARY PUBLIC JOHNSTON COUNTY, NC

RETURN TO:
Stewart Title Company Tennessee Division
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129