File Box 8

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170054125 DEEDWARR
Recvd: 06/23/17 14:36 2 pgs
Fees:13.00 Taxes:795.50
20170623-0063631

P-LIPS-17-514

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY MY COMMISSION EXPIRES OCTOBER 13, 2018

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)
Margie Daniels	**New Owner**	
(NAME)	(NAME)	
514 Shadow Glen Drive		**161-16-0A-149.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **JOSEPH E. NEIL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARGIE DANIELS, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Unit No. 149 on the Plan of Townhomes of Shadow Glen as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, amended by Surveyors Certificate of Correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572 and amended in Instrument No. 20050520-0056887 and shown as Exhibit "A" to the Fifth Supplemental Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20050425-0045905, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joseph E. Neil, unmarried by Warranty deed from Nathan Paul Slingluff, unmarried of record in Instrument No. 20130710-0071473 Register's Office for Davidson County, Tennessee, dated June 28, 2013 and recorded on July 10, 2013.

This conveyance is subject to:
*The Plan, with Owner's Certificate, of record shown on Exhibit "A" to the Fifth Supplement of Declaration to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument No. 20040917-0112429, said Register's Office.

*Subject to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248 amended by Surveyor's Certificate of correction of record in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887 and Instrument No. 20050425-0045905, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

*Charter of Townhomes of Shadow Glen Homeowner's Association, Inc. of record in Instrument No. 20040316-0029917, said Register's Office.

*Agreement regarding grant of utility easement of record in Instrument No. 20040917-0112429, said Register's Office.

*Grant of Easement to Comcast of Nashville of record in Instrument No. 20130517-0050094, said Register's Office

This is **improved** property known as: **514 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 22nd DAY OF JUNE, 2017.

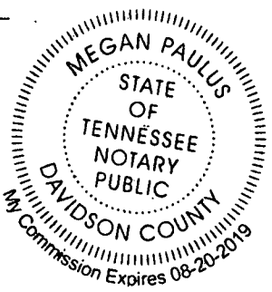
Joseph E. Neil

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH E. NEIL, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of June, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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