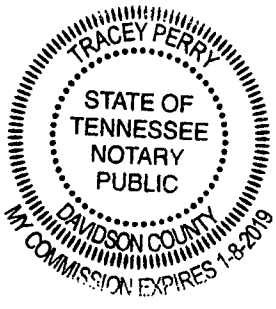
WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056755 DEEDWARR
Recvd: 07/03/17 13:02 2 pgs
Fees:13.00 Taxes:739.63

20170703-0066797



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Jennifer Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2017.

Tracey Perry
Notary Public

MY COMMISSION EXPIRES: 1-8-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTS17-060037

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Amanda Furnas, single woman	Amanda Furnas, single woman	
(NAME) 129 Shadow Glen Drive	(NAME) 129 Shadow Glen Drive	161-16-0A-015.00-CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Hundred Ninety-Nine Thousand Nine Hundred And No/100 Dollars ($199,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DAVID WILLIAMSON, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AMANDA FURNAS, SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 15, Building 3 on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Common Elements, as shown on Exhibit A-1 to and established by the Declaration of recorded in Instrument No. 20040315-0029248; Instrument No. 20040317-0030572; amended in Instrument No: 20040713-0083179, corrected in Instrument No. 20040720-0086707, amended in Instrument No. 20050520-0056887, said Unit No. 15 shown on Exhibit A-1 to said Declaration of Covenants, Conditions and Restrictions, Register's Office for Davidson County, Tennessee, to which reference to is hereby made for a more complete and detailed description.

Being the same property conveyed to David Williamson by Warranty deed from Mandy Gallagher, unmarried of record in Instrument No. 20140516-0042346 Register's Office for Davidson County, Tennessee, dated May 16, 2014 and recorded on May 16, 2014.

Being also known as 129 Shadow Glen Drive Nashville, Tennessee 37211.

unimproved ☐
This is improved ☒ property, known as 129 Shadow Glen Drive, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness David Williamson this 30th day of June, 2017

David Williamson

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson DLC

On this the 30th day of June, 2017, before me personally appeared David Williamson, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the30th day of June, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY