Bill Garrett Davidson County
Batch# 29036 DEEDWARR
11/22/2017 10:26:52 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20171122-0119944

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Affiant

Subscribed and sworn to before me, this 17th day of November, 2017

Notary Public

MY COMMISSION EXPIRES: 10-11-21
(AFFIX SEAL)

JILL RODRIGUEZ NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Katie Lynn Stephens 100 Shadow Glen Drive Nashville, TN 37211	Same address as new owner	161-16-0-A059.00-CO

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, I/we, **Catherine Davis, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Katie Lynn Stephens, an unmarried woman,** hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 59 together with the appurtenant interest in the common elements of The Townhomes of Shadow Glen, a Horizontal Property Regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248, corrected in Instrument No. 20040317-0030572 and Instrument No. 20050520056887 and Instrument No. 200512070147464, Register's Office, Davidson County, Tennessee, said Unit No. 59 being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Declaration of Covenants, Conditions and Restrictions, to which reference is hereby made for a more particular description.

Being the same property conveyed to Catherine Davis, unmarried, by Warranty deed from Kori Lynn Hoosier fka Kori Lynn Holmes of record in Instrument No. 20150915-0093539 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 100 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 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.

Witness my/our hand(s) this 17th day of November, 2017.

Catherine Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Catherine Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of November, 2017.

Notary Public

My Commission Expires: 10/3/21

