Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

Bill Garrett Davidson County
Batch# 32556 **DEEDWARR**
12/04/2017 09:24:09 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20171204-0123165

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC.,
1415 North Jackson Street Tullahoma, TN 37388

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Darina Grigsby	Dana Grigsby	Map 109
1822 Lincoya Bay Drive	794 Fitzpatrick Rd	Group 05-0-D
Nashville, TN 37214	Nashville,TN 37214	Parcel 115.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kevin Shannon and Ardean Shannon, husband and wife

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Darina Grigsby, an unmarried woman

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1822 in The Cottages at Williams Bend, a Private Element Horizontal Property Regime, located on Lincoya Bay Drive, Nashville, Davidson County, and described in a Declaration of Covenants, Conditions and Restrictions and By-Laws for The Cottages at Williams Bend, a Horizontal Property Regime with Private Elements, of record, in Instrument No. 20040628-0076712 and Supplementary Declarations of record in Instrument No. 20041028-0129585, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions, and regulations imposed upon and relating to the units, property, co-owners, and tenants of The Cottages at Williams Bend, a Private Element Horizontal Property Regime, contained in the said Declarations, the Plan filed as Exhibit "C" of the Supplementary Declarations appearing in Instrument No. 20050923-0114373, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

DESCRIPTION WAS COPIED FROM PREVIOUS DEED. NO NEW SURVEY WAS PERFORMED.

BEING the same property conveyed to Kevin Shannon and Ardean Shannon by Warranty Deed from Shanna L. Cobble, dated June 29, 2012 and filed July 3, 2012 of record in Instrument # 20120703-0058538, Register's Office for said County.

Restrictive covenants of record in Instrument # 20040628-0076712, amended in 200141028-0129585 and 20050923-0114373, Register's Office said County. "Covenants, conditions and restrictions "provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted".

All matters pertaining to the Plat including Restrictions, Easements and Setback Lines as set out per Plat 20000918-0092189, Register's Office for said County. Covenants, conditions, restrictions and provisions, if any, based on race, color, religion, sex, handicap, familial status or national origin are omitted.

Access Easement of record in Book 6185, Page 216; Book 7498, Page 726 and Instrument # 20000331-0032369 and Instrument # 20021204-0145457, Register's Office said County; Sewer Easement of record in Book 5406, Page 470 and Book 7121, Page 169, Register's Office of said County.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved (X) property, known as 1822 Lincoya Bay Drive, Nashville, TN 37214

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 our hands this day of .

Kevin Shannon

Ardean Shannon

STATE OF Missouri.
COUNTY OF St Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin Shannon and Ardean Shannon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Elcho Swing on the 28 day of NOV, 2017.

My commission expires:

Notary:

NOTARY PUBLIC NOTARY SEAL STATE OF MISSOURI

SHAWNACEE SUFFEL (17-9292-11TPFD/17-9292-117/10)
My Commission Expires
June 17, 2020
St. Louis County
Commission #12571407