Bill Garrett Davidson County
Batch# 64226 DEEDWARR
03/02/2018 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $787.73
20180302-0019634

WARRANTY DEED

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-8-202

(AFFIX SEAL)

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
Matthew Park	Same	161-16-0A-061.00
(NAME)	(NAME)	
203 Shadow Glen Drive		
(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 considerations, the receipt of which is hereby acknowledged, we, **Macon S. Borne, unmarried and Michael J. Weber, unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Matthew Park, a single man**, hereinafter called the GRANTEE(S), his heirs and/or 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. 61 Building 10, on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, as corrected in Instrument No. 200407200086706, and amended in Instrument No. 200505200056887, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Macon S. Borne, an unmarried man, and Michael J. Weber, an unmarried man, as joint tenants with right of survivorship by Warranty Deed from Susan H. Abington, single dated 7/1/2016, of record in Instrument No. 201607110070390, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) All matters as set forth per Book 7900, Page 38, Instrument 200403170030572, Instrument 200407200086706, Instrument 200407200086707; (2) Declaration of Covenants, Conditions and Restrictions of record in Book 8064, Page 815; (3) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200403150029248; (4) First Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200407130083179; (5) Second Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200410210126776; (6) Second Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200410250128065; (7) Third Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200501180005927; (8) Fourth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200503170029206; (9) Fifth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200504250045905; (10)

Sixth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200510070121715; (11) Seventh Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200511070134921; (12) Eighth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200512070147464; (13) Ninth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for The Townhomes of Shadow Glen of record in Instrument 200601240009112; (14) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 7382, Page 755; (15) Agreement for Construction and Maintenance of Joint Access Roadway Easement of record in Book 8064, Page 831; (16) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage Easement of record in Book 9640, Page 881; (17) Amendment to Agreement for Construction and Maintenance of Joint Access Roadway Easement of record in Instrument 200001140004981; (18) Stormwater Detention Agreement Easement of record in Instrument 200309030127692, said Register's Office.

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 203 Shadow Glen Drive, Nashville, TN 37211

(House Number) (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 GRANTEE(S), his 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), his 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 28th day of February, 2018

Macon S. Borne

Michael J. Weber

State of Tennessee
County of Davidson

Personally appeared before me Macon S. Borne and Michael J. Weber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2018

JILL L. WINCEWICZ-WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public Chris Jackson
My Commission Expires: 9/20/2018

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

File No.: 01288-41921
SMG TN Warranty Deed

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19