Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: D-VRES-18-305

Bill Garrett Davidson County
Batch# 75952 DEEDWARR
04/03/2018 02:01:33 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20180403-0031170

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2018.

Notary Public

My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mary Kathleen Sweeney	new owners	**161160A08800CO**
305 Shadow Glen Drive		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Brent Doolittle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James P. Sweeney, Jr. and Mary Jo Sweeney, husband and wife, and Mary Kathleen Sweeney, a single woman, as tenants in common with right of survivorship

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. 88 on the Plan of Townhomes of Shadow Glen as shown on exhibit to the Amendment to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20050118-0005927, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description. 20040315-0029248 and in Instrument No.

Being the same property conveyed to Brent Doolittle, unmarried, by Warranty Deed from Benjamin F. Locke, Jr. and wife, Lucy S. Locke, dated November 26, 2007, of record in Instrument No. 20071128-0137877, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters as shown on the plat of record in Instrument No. 20050118-0005927, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

HOA Charter of record in Instrument No. 20040316-0029917, said Register's Office.

Dedication/Conveyance of Common Area of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133514, Instrument No. 20041105-0133515, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060105-0001844, Instrument No. 20070913-0109882, said Register's Office.

Restrictions of record in Instrument No. 20040315-0029248, Instrument No. 20040713-0083179, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, Instrument No. 20060124-00091102, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 305 Shadow Glen Drive, Nashville, TN 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 in 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.

_____ Date: 3/29/18
Brent Doolittle

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Brent Doolittle, the within named Grantor(s), 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, at office, this 29th day of March, 2018.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021