Bill Garrett Davidson County
Batch# 87032 DEEDWARR
05/01/2018 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $780.70
20180501-0040992

Prepared by:
Realty Title & Escrow Company, Inc.
1118 Nashville Highway, Suite 150
Columbia, TN 38401

STATE OF TENNESSEE
COUNTY OF MAURY
The actual consideration or value, whichever is greater, for this transfer is $211,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Notary Public
My commission expires: 8-4-20

10-1803-103776

Address of New Owner:	Send Tax Bills to:	Tax Information:
Andrew G Kerstiens 105 Shadow Glen Drive Nashville TN 37211	Same as new owner.	161-16-0-A-003.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tucker T. Tingle, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Andrew G Kerstiens, an unmarried man**, hereinafter called the Grantees, their successors 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. 3G (erroneously referenced in prior deed as Unit No. 3), on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements as established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; as amended in Instrument No. 20040713-0083179; as corrected in Instrument No. 20040720-0086706; Instrument No. 20040720-0086707; Instrument No. 20041021-0126776; as amended in 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; and Instrument No. 20060124-0009112, and as shown on exhibit of the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20040315-0029248, and specifically shown in Exhibit "A-1" in Surveyor's Certificate of Correction of record in Instrument No. 20040720-0086706, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tucker T. Tingle, an unmarried man by deed from Benjamin W. Webster and wife, Jessica A. Webster, dated September 23, 2015, recorded September 25, 2015, of record in Instrument No. 20150925-0097602, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 105 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of April 2018.

Tucker T. Tingle

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tucker T. Tingle** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Columbia, TN, this 30 day of April 2018.

State of Tennessee at Large

My Commission expires: 3/31/20

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

True Copy Certification

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

Signature

State of Tennessee

County of Maury

Personally appeared before me, Shannon C. Sylvester, a notary public for this county and state, Meredith Bauerle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/24/18

