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

Karen Y Johnson Davidson County
Batch# 169297 DEEDWARR
12/03/2018 08:58:22 AM 2 pgs
Fees: $13.00 Taxes: $738.15
20181203-0117321

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $199,500.00

Affiant

Subscribed and sworn to before me, this 28th day of November, 2018.

Notary Public

My commission expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marian Jane Cangelosi	**New Owner**	**173050A25500CO**
1951 Shaylin Loop		
Antioch, TN 37013		

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,

Shelby C. Agee and husband, Austin W. Agee

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

Marian Jane Cangelosi, a married woman

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 Lot No. 255 (Two Hundred Fifty Five), on the plan of Barnes Crossing, Phase 1, a Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument No. 20050721-0084791, and Amended of record in Instrument No. 20051114-0136938, and as further amended in Instrument No. 20071227-014998, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Shelby C. Agee and husband, Austin W. Agee, by Warranty Deed from Nicholas S. Shell and wife, Jillanne K. Shell, dated November 25, 2014, of record in Instrument No. 20141208-0112033, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Charter of Barnes Crossing Homeowner's Association, Inc. included in Master Deed as Exhibit B, as shown in deed of record in Instrument No. 20080226-0018580, said Register's Office.

Subject to the terms and conditions of the Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20050721-0084791 (Master Deed), and Instrument No. 20050811-0095171, said Register's Office.

Subject to all matters shown on the plan as shown on Exhibit "A" of Master Deed of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938, and as further amended in Instrument No. 20071227-0147998, said Register's Office, including an owner's certificate; all other easements, setback lines and notes to which plan reference is hereby made.

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 1951 Shaylin Loop, Antioch, TN 37013.

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.

Shelby C. Agee Date: 11/27/18

Shelby C. Agee

Austin W. Agee Date: 11/27/18

Austin W. Agee

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Shelby C. Agee and Austin W. Agee, 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 27th day of November 2018.

NOTARY PUBLIC

My Commission Expires: 9/7/21

