WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 179250 **DEEDWARR**
12/31/2018 02:06:27 PM 2 pgs
Fees: $13.00 Taxes: $784.40

20181231-0126522

G-P-18-157

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19 (AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Katherine C. Kingsfield	New Owner	
(NAME)	(NAME)	**161-16-0A-029.00-CO**
157 Shadow Glen Dr.		
(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 consideration, the receipt of which is hereby acknowledged, **JONATHAN M. TOLER, AN UNMARRIED PERSON SARAH ANNETTE TOLER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KATHERINE C. KINGSFIELD, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 29 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. 20040315-0029248; Instrument No. 20040317-0030572; Instrument No. 20040713-0083179; Instrument No. 20040720-0086706; Instrument No. 20040720-0086707, 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 Jonathan M. Toler, an unmarried person by Warranty deed from Brandon S. Duhon, joined by his wife, Hellen D. Duhon of record in Instrument No. 20151217-0126955 Register's Office for Davidson County, Tennessee, dated December 15, 2015 and recorded on December 17, 2015.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 7900, Page 38, and Unit Site as shown on Exhibit A-1 in Instrument No. 20040713-0083179 and corrected in Instrument No. 20040720-0086707, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument Number 20040720-0086706, corrected in Instrument Number 20040317-0030572, supplemented in Instrument Number 20040713-0083179, corrected in Instrument Number 20040720-086707, further supplemented in Instrument Number 20041021-0126776, Instrument Number 20041025-0128065, Instrument Number 20050118-0005927, Instrument Number 20050317-0029206, Instrument Number 20050425-0045905, Instrument Number 20050520-056887, Instrument Number 20051007-0121715, Instrument Number 20051107-0134921, Instrument Number 20051207-0147464 and Instrument Number 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for Homeowners Association of record in Instrument Number 20040316-0029917, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882 and in Instrument No. 20060105-0001844, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20030903-0127692, in the Register's Office for Davidson County, Tennessee.

- Agreement regarding Grant of Utility Easement of record in Instrument Number 20040917-0112429, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway of record in Book 8064, Page 831, amended in Instrument No. 20000114-0004981, in the Register's Office for Davidson County, Tennessee.
- Easement for Drainage of record in Book 7382, Page 755, in the Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage of record in Book 9640, Page 881, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument Number 20130517-0050094, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **157 Shadow Glen Dr., Nashville, Tennessee 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 GRANTEE(S), their heirs and 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), 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/our hand(s) this the 27th DAY OF DECEMBER, 2018.

Jonathan M. Toler

Sarah Annette Toler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN M. TOLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SARAH ANNETTE TOLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of December, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212