This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3735

Karen Johnson Davidson County
Batch# 200595 DEEDWARR
02/28/2019 03:35:30 PM 3 pgs
Fees: $18.00 Taxes: $767.75
20190228-0018447

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $207,500.00

Elizabeth F. O'Connell
Affiant

Subscribed and sworn to before me, this the 28th day of February, 2019

Notary Public
My Commission Expires: 2-24-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elizabeth F. O'Connell and Thomas O'Connell 416 Shadow Glen Drive Nashville, TN 37211	416 Shadow Glen Drive Nashville, TN 37211 Same as new owner	161-16-0A-077.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Tanya E. Davis, an unmarried woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas O'Connell and Elizabeth F. O'Connell, a married couple**, hereinafter called the Grantee(s), his/her/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. 77, on the Plan of Townhomes of Shadow Glen, shown as Exhibit "A" to the Declaration of Covenants, Conditions & Restrictions of record in Instrument No. 20060124-0009112, Register's Office for said County, to which plan reference is hereby made for a more complete description. Being the same property conveyed to Tanya E. Davis, a single woman by Warranty deed from Meredith Anne Burgin and husband, Joshua Eugene Burgin of record in Instrument No. 20071102-0129554 Register's Office for Davidson County, Tennessee, dated October 31, 2007 and recorded on November 02, 2007. (Value of consideration shown in aforementioned deed $149,000.00.) Being also known as 416 Shadow Glen Drive Nashville, Tennessee 37211.

This is ☒ improved or ☐ unimproved property located at: **416 Shadow Glen Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2019.

GRANTOR:

Tanya E. Davis

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tanya E. Davis, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-24-22

201902280018447

True Copy Certification

I, Christopher M Corriveau, do herby 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 a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)