WARRANTY DEED

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$211,500.00**

Affiant

Subscribed and sworn to before me, this the 26th day of April, 2019.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Maxwell L. Hines and Steven L. Hines	New owner	**161-16-O-A-068.00**
434 Shadow Glen Drive		
Nashville, TN 37211		

Karen Johnson Davidson County
Batch# 223830 DEEDWARR
04/30/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $782.55
20190430-0039888

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kodi S. Chandler, an unmarried man and Steven B. Chandler, a married man

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

Maxwell L. Hines, an unmarried man and Steven L. Hines, a married man

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. 68, Building No. 11, on the Plan of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of , a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040315-0029248 as corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, and as supplemented in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No.20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and further supplemented in Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Eighth Supplementary Declaration of Covenants Conditions and Restrictions for the Townhomes of Shadow Glen (Annexing Buildings 11 and 21), as depicted on Exhibit "A" of record in Instrument No. 20051207-0147464, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING the same property conveyed to Kodi S, Chandler, an unmarried man and Steven B. Chandler, a married man by Deed dated December 10, 2014, from Edward A. Sloan, Jr., a single man of record in Instrument No. 20141211-0113552, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is not the place of residence of Steven B. Chandler or his spouse.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "A" to the Eighth Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen (Annexing Buildings 11 and 21) of record in Instrument No. 20051207-0147464, Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7382, Page 755, and in Book 9640, Page 881, said Register's Office.**

3) **Restrictions contained in instrument of record in Book 9640, Page 873, said Register's Office.**

4) **Declaration of Covenants and Restrictions of record in Book 8064, Page 815, said Register's Office.**

5) **Declaration of Covenants, Conditions and Restrictions and By-Laws of The Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, of record in Instrument No. Instrument No. 20040315-0029248 as corrected in Instrument No. 20040317-0030572 and in Instrument No. 20040720-0086706, and as supplemented in Instrument No. 20040713-0083179, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No.20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and further supplemented in Instrument No. 20060124-0009112, said Register's Office.**

6) **Charter of the Townhomes of Shadow Glen Homeowners Association, Inc. of record in Instrument No. 20040316-0029917, said Register's Office.**

7) **All matters shown on the Plan of record in Book 7900, Page 38, said Register's Office.**

8) **Declaration of Covenants and Restrictions in Book 8064, Page 815, said Register's Office.**

9) **Agreement for Construction and Maintenance of Joint Access Roadway in Book 8064, Page 831, as amended in Instrument No. 20000114-0004981, said Register's Office.**

10) **Easement for ingress and egress as set out in the Deed of record in Instrument No. 20030903-0127692, said Register's Office.**

11) **Storm Water Detention Agreement of record in Instrument No. 20040406-0038744, said Register's Office.**

12) **Easement for Water Mains and Appurtenances of record in Instrument No. 20040406-0038744, said Register's Office.**

13) **Agreement for Grant of Utility Easement of record in Instrument No. 20040917-0112429, said Register's Office.**

14) **Conveyance of common area to the Townhomes of Shadow Glen Homeowners Association, Inc., of record in Instrument No. 20040325-0033972, and in Instrument No. 20060105-0001844, said Register's Office.**

15) **Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130517-0050094, said Register's Office.**

16) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: 434 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 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. 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 **26th** day of **April, 2019.**

Kodi S. Chandler

Steven B. Chandler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kodi S. Chandler and Steven B. Chandler,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **April, 2019.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019