Karen Johnson Davidson County
Batch# 252159 DEEDWARR
07/03/2019 09:32:00 AM 2 pgs
Fees: $13.00 Taxes: $773.30
20190703-0064973

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~Williamson~~ DAVIDSON The actual consideration or value, whichever is greater, for this transfer is 209,000.00 Affiant Subscribed and sworn to before me, this 27th day of June, 2019. Notary Public My commission expires: 7/6/20

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Gregory Long and Samantha Chriswell	**New Owner**	**161-16-0-A-126.00-CO**
417 Shadow Glen Drive		
Nashville, TN 37211		

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 ACKNOWLEDGED, WE,

Casey Lynn Stein, an unmarried person

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

Gregory Long and Samantha Chriswell, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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. 126 of Building 20, together with the appurtenant interest In the common elements. on the Plan of Townhomes of Shadow Glen, a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions, of record In Instrument No. 20040315-0029248, corrected In Instrument No. 20040317-0030572, amended in Instrument No. 20050520-0056887, and supplemented in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the Seventh Supplementary Declaration to Declaration of Covenants, Conditions, and Restrictions for the Townhomes of Shadow Glen, of record In Instrument No. 20051107-0134921, Register's Offices for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Casey Lynn Stein, unmarried, by Warranty Deed, from Benjamin K. Claybaker, and wife Elizabeth Claybaker, dated April 29, 2018 of record in Instrument No. 20160503-0043181, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

1. Restrictive covenants contained in an instrument of record in Instrument No. 20040315-0029248, amended and supplemented in Instrument No. 20040317-0030572, Instrument No. 20040720-0086706, 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. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6P-19-417

0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.

2. Charter for HOA of record in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.

3. Easement to Comcast of Nashville of record in Instrument No. 20130517-0050094, Register's Office for Davidson County, Tennessee.

4. Sewer Easement of record in Book 9640, Page 881, Register's Office for Davidson County, Tennessee.

5. Drainage Easement of record in Book 7382, Page 755, Register's Office for Davidson County, Tennessee.

6. Joint Access Roadway Easement of record in Book 8064, Page 831 and Instrument No. 200001140004981, Register's Office for Davidson County, Tennessee.

7. Storm Water Detention Agreement of record in Instrument No. 20030903-0127692, Register's Office for Davidson County, Tennessee.

8. Utility Easement of record in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.

9. QCD of common areas to HOA 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, Instrument No. 20060105-0001844 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.

10. Restrictions of record in Book 8064, Page 815, Register's Office for Davidson County, Tennessee.

11. Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to HOA dues- if any.

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 is improved property known as 417 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 27th day of June, 2019.

X _____
Casey Lynn Stein

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Casey Lynn Stein, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of June, 2019.

_____
Notary Signature
My commission expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 19-63
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027