WARRANTY DEED

Karen Johnson Davidson County
Batch# 257458 DEEDWARR
07/16/2019 11:23:50 AM 2 pgs
Fees: $13.00 Taxes: $765.90

20190716-0069440

G-P-19-2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-24-21
(AFFIX SEAL)

JONATHON TRISTON JACOBS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

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)
Meghan Shanley	Same	
(NAME)	(NAME)	**173-05-0A-081.00-CO**
2010 Shaylin Loop	←	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **JON PATRICK MICHAEL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEGHAN SHANLEY, 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. 81, on the Plan of Barnes Crossing, Phase One, A Planned Unit Development, as shown on Exhibit A of the Master Deed of record in Instrument Number 20050721-0084791, as re-recorded in Instrument Number 20050805-0092480, and as amended in Instrument Number 20051114-0136938, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jon Patrick Michael, unmarried by Warranty deed from Wesley E. Payne and wife, Laura S. Payne (formerly known as Laura S. McGregor) of record in Instrument No. 20160616-0061172 Register's Office for Davidson County, Tennessee, dated June 16, 2016 and recorded on June 16, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the P.U.D. Boundary Plan for Barnes Crossing of record in Instrument No. 20050128-0010427, Register's Office for Davidson County, Tennessee.
- By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Barnes Crossing of record in Instrument Number 20050721-0084791, re-recorded in Instrument No. 20050805-0092480, amended in Instrument No. 20051114-0136938 and Instrument No. 20071227-0147998, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6791, Page 479, in the Register's Office for Davidson County, Tennessee.
- Easement to Metropolitan Government of record in Instrument No. 20050811-0095171 and Instrument No. 20050721-0084791, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20131021-0109630, in the Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Instrument Number 20181210-0120117, 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: **2010 Shaylin Loop, Antioch, Tennessee 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 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 3rd DAY OF JULY, 2019.

Jon Patrick Michael

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JON PATRICK MICHAEL, 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 3rd of July, 2019.

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