Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 302
FRANKLIN TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 191023064

Karen Johnson Davidson County
Batch# 303991 DEEDWARR
10/22/2019 09:30:58 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20191022-0107981

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $212,000.00.

Coreen Newcomb
Affiant

Subscribed and sworn to before me, this 15th day of October, 2019.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Cramer 407 Shadow Glen Drive Nashville TN 37211	Same as new owner	Tax Parcel ID No. 161-16-0A-121.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Schumacker, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Cramer , unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 121 of The Townhomes of Shadow Glen, established pursuant to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20040315-0029248, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit A of Seventh Supplementary to said Declaration of record in Instrument No. 20051107-0134921, Register's Office for Davidson County, Tennessee; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Thomas Schumacker, an unmarried man by Warranty deed from Leigh Brannan, married of record in Instrument No. 20160509-0045888 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 09, 2016.

Frances Schumacker joins in this conveyance for the purpose of conveying all right title and interest she may have in and to the above described property as spouse of Thomas Schumacker.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2020, a lien not yet due and payable.

All matters shown on the Plan of record in Book 7900, page 38, 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, as supplemented in Instrument No. 20040713-0083179, corrected by Surveyor's Certificate of Correction in Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, and Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464, and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any,

based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

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

Conveyance of common areas and open space in Instrument No. 20051114-0137526, Register's Office for Davidson County, Tennessee.

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

Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Ingress-Egress per Agreement of Construction and Maintenance of Joint Access Roadway, of record in Book 8064, page 831, amended in Instrument No. 20000114-0004981, Register's Office of Davidson County, Tennessee.

Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.

Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.

Grant of Easement of record in Instrument Number 20130517-0050094, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 407 Shadow Glen Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 15th day of October, 2019.

Thomas Schumacker

Frances Schumacker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas Schumacker and Frances Schumacker, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2019.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022