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

File Number: 1-19-5571

Karen Johnson Davidson County
Batch# 319981 **DEEDWARR**
11/26/2019 08:38:18 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20191126-0121951

DAWN ADCOCK
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of November, 2019

Notary Public
My Commission Expires: 3/23/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Amanda Katherine Boothe 313 Shadow Glen Drive Nashville, TN 37211	Gardner Financial 3503 Paesanos Pkwy San Antonio, TX 78231	161 16 0A 092.00

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, **Brad A. Carney, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Amanda Katherine Boothe, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. 92 of Townhomes of Shadow Glen, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Townhomes of Shadow Glen, a Horizontal Property Regime, 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-1" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Brad A. Carney, unmarried by Warranty Deed from Derek Cooper Deakins, unmarried and James M. Deakins and wife, Kathy A. Deakins, dated September 26, 2008, recorded September 29, 2008, of record as Instrument No. 20080929-0098474, Register's Office of Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **313 Shadow Glen Drive, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2019 taxes have been prorated between the parties as of the date of this instrument, with the Buyer paying their prorated share thereof to the Seller 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 21st day of November, 2019.

GRANTOR:

Brad A. Carney

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brad A. Carney, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of November, 2019.

Notary Public
My Commission expires: 8-24-22

