Karen Johnson Davidson County
Batch# 326265 DEEDWARR
12/06/2019 11:21:30 AM 4 pgs
Fees: $23.00 Taxes: $962.00
20191206-0126166

#35141

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 35141-10-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $260,000.00. Affiant Subscribed and sworn to before me this 3rd day of December, 2019. Notary Public My Commission Expires: 5/5/20

STATE OF TENNESSEE NOTARY PUBLIC

WARRANTY DEED

Address New Owner: Shannon Tomney Glenn Tomney 226 Glenstone Circle Brentwood, TN 37027	Send Tax Bills To: New Owner 226 Glenstone Circle Brentwood, TN 37027	Tax Information: Map and Parcel No.: 171 02 0 A 077 00CO

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, **Emily J. Smith, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon Tomney and Glenn Tomney, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 226 Glenstone Circle, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantor has executed this instrument on the 3rd day of December, 2019.

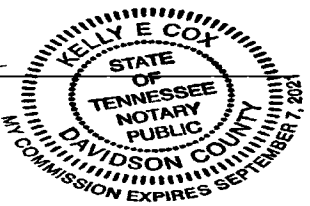
Emily J. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Emily J. Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of December, 2019.

Notary Public



My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. Unit No. 77 on the Plan of Phase 3-B, Brentwood Villa Condominium, of record in Plat Book 6900, page 329, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Brentwood Villa Condominium, a horizontal property regime established by Master Deed of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84 and Book 7423, page 574, and amendments to the by-laws in Book 7423, page 567 and Book 8074, page 564, said Register's Office.

Being the same property conveyed to Emily J. Smith by deed dated September 25, 2006 from Gregory O. Shaw of record in Instrument No. 20061004-0122928, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 171 02 0 A 077 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brentwood Villa Condominium, of record in Book 6923, page 943, amended in Book 7035, page 115, Book 7101, page 730, rerecorded in Book 7143, page 18, Book 7266, page 84, and Book 7423, page 574, and amendments to the by-laws in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
3. Appointment of Substitute Trustee of record in Instrument No. 20071022-0124551 and Instrument No. 20180713-0067776, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Boundary Plan of record as Book 6900, page 4, Register's Office for Williamson County, Tennessee.
6. All matters appearing on the Plan of record as Book 6900, page 329, Register's Office for Davidson County, Tennessee.
7. Easement for water mains and appurtenances of record in Book 5155, page 164, Register's Office for Davidson County, Tennessee.
8. Easement for force main of record in Instrument No. 20030707-0093162, Register's Office for Davidson County, Tennessee.
9. Storm water detention agreement of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

