PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

WARRANTY DEED

Karen Johnson Davidson County
Batch# 326621 DEEDWARR
12/09/2019 09:29:48 AM 2 pgs
Fees: $13.00 Taxes: $795.50
20191209-0126579

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$215,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/28/22
(AFFIX SEAL)

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Patricia Louise Berry 165 Shadow Glen Drive Nashville, TN 37211	New Owner	161-16-0A-033.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Robert St. Marie and Valerie St. Marie, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Patricia Louise Berry, a single woman**, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 33 on the Plan of Townhomes of Shadow Glen as shown on the exhibit to the Declarations of Covenants, Conditions and Restrictions of record in Instrument No. 200403150029248, Surveyors Certificate of Correction recorded in Instrument Nos. 200403170030572, 200407200086706 and 200407200086707, Supplemental Declaration recorded in Instrument Nos. 200407130083179, 200410210126776, 200501180005927, 200503170029206, 200601240009112, 200510070121715, 200512070147464 and 200511070134921, Re-recorded Supplemental Declaration recorded in Instrument No. 200410250128065, Amended Restrictions recorded in Instrument No. 200505200056887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Robert St. Marie and Valerie St. Marie, husband and wife, by Warranty Deed from Barbara Leech, a single woman, dated 06/30/2016 and recorded 07/01/2016, of record in Instrument 201607010067496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 165 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, 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. 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 6th day of December, 2019.

Robert St. Marie

Robert St. Marie

Valerie St. Marie

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert St. Marie and Valerie St. Marie, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of December, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

