Karen Johnson Davidson County
Batch# 431955 DEEDWARR
07/07/2020 12:21:30 PM 3 pgs
Fees: $18.00 Taxes: $813.63
20200707-0073116

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627899**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $219,900.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2020. Notary Public My Commission Expires: 1/3/23

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Justin T Holloway and Timothy E Holloway 116 Shadow Glen Drive Nashville TN 37211	Send Tax Bills To: SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	Tax Information: Tax Parcel ID No. 161 16 0A 051.00

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, **Heather E. Sanders, now known as Heather Drushel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin T Holloway, an unmarried man, and Timothy E Holloway, an unmarried man, tenants in common**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Unit No. 51, Town Homes of Shadow Glen as shown on the Exhibit to the Declarations of Restrictions in Instrument No. 20040315-0029248. 20040318-0030572, 20040713-0083179, 20040720-0086706, and 20040720-0086707, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Heather E. Sanders, Married, by Warranty Deed from Zandra Burton, unmarried, of record in Instrument No. 20061017-0128481, in the Register's Office of Davidson County, Tennessee, dated October 13, 2006 and recorded on October 17, 2006.

Heather E. Sanders and Heather Drushel being one and the same.

Nick Drushel joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

The signature of Heather E. Drushel and Nick Drushel is signed by his/her duly appointed Attorney-in-Fact, Kate Rosenthal, pursuant to the Power of Attorney of record in Instrument No. * and 202007070073114, said Register's Office.

* 202007070073115

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary & Subdivision of Southmark, as recorded in Plat Book 7900, Page(s) 38.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8064, Page 815.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040315-0029248; as corrected in Instrument Nos. 20040317-0030572 and 20040720-0086706; as amended in Instrument No. 20050520-0056887; and Supplementary recorded in Instrument Nos. 20040713-0083179 and correction recorded in Instrument No. 20040720-0086707; 20041021-0126776, rerecorded in Instrument No. 20041025-0128065; 20050118-0005927; 20050317-0029206; 20050425-0045905; 20051007-0121715; 20051107-0134921; 20051207-0147464 and 20060124-0009112.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7382, Page 755 and Book 9640, Page 881.

Easement for Utility, recorded in Instrument No. 20040917-0112429.

Easement for Right of Way, recorded in Instrument No. 20130517-0050094.

Construction and Maintenance of Joint Access Roadway as set forth in instrument recorded in Book 8064, Page 831 and amended in Instrument No. 20000114-0004981.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030903-0127692.

This is improved property located at 116 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, Grantor has executed this instrument on this 2nd day of July, 2020.

Heather Drushel
BY: Kate Rosenthal, Attorney In Fact

Nick Drushel
BY: Kate Rosenthal, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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, and who further acknowledged that she is the Attorney-in-Fact for Heather Drushel and Nick Drushel and that she is authorized by Heather Drushel and Nick Drushel to execute this instrument on their behalf.

Witness my hand, at office, this 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

True Copy Certification

I, Anita Lester, 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 executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 1/3/23
Notary' Seal (if on paper)

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY