This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $489,900.00.

Affiant

Subscribed and sworn before me this the 8 day of December, 2020.

Notary Public
My commission expires: 9/18/22

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022

Karen Johnson Davidson County
Batch# 528088 **DEEDWARR**
12/09/2020 11:25:44 AM 2 pgs
Fees: $13.00 Taxes: $1,812.63

20201209-0143611

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Shalyn Marie Vanderbloemen | Cardinal Financial, Limited Partnership DBA People | 072-14-0G 001.00 |
| 2416 A Chapel Ave | PO Box 961292 | |
| Nashville, TN 37206 | Fort Worth, TX 76161 | |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SEAN T. SLY, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHALYN MARIE VANDERBLOEMEN, A SINGLE WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A, of Cottages at 2416 Chapel Avenue, a Horizontal Property Regime with Private Elements, together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140219-0014314, Register's Office for said County, and being shown on plan attached thereto as Exhibit B, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Sean T. Sly, unmarried, by deed from Javier Garrido Carrasco, a married man, dated 07/09/2015, of record in Instrument No. 20150713-0068141, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2416 A Chapel Ave, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 8 day of December, 2020.

Sean T Sly by Jenny West
Sean T. Sly
BY: Jenny West as Attorney-in-Fact Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this 7th day of December, 2020, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Sean T. Sly by Specific POWER OF ATTORNEY dated 12/7/2020, and who acknowledged that he executed the same as the free act and deed of Sean T. Sly.

Witness my hand and official seal this 8 day of December, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022