This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 563566 **DEEDWARR**
01/28/2021 01:06:08 PM 2 pgs
Fees: $13.00 Taxes: $819.55
20210128-0012789

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $221,500.00

Affiant Signature

Subscribed and sworn to before me on this the 20th of January 2021

Notary Public

My Commission expires 07 / 05 / 2021

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Lindsey Draper
135 Shadow Glen Dr.
Nashville, TN 37211
SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL NUMBER: Tax ID #: 161160A01800

WARRANTY DEED

20NT03198

Effective the 20th of January, 2021 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Amy B. Ivey

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Lindsey Gwynn Draper, single woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Certain property in Davidson County TN, described as Unit No. 18 of Townhomes of Shadow Glen, a Horizontal Property Regime located on Nolensville Pike, in Nashville, Tennessee, together with Easements as shown on the plat of Townhomes of Shadow Glen Residential, L. P., recorded as Exhibit A in Instrument No. 20050425-0045905, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, said Register's Office, to which reference is hereby made.

The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Townhomes of Shadow Glen, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20040315-0029248, Instrument No. 20040317-0030572, Instrument No. 20040713-0083179, Instrument No. 20040720-0086706, Instrument No. 20040720-0086707, Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-0056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921, Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Genesis J. DeLong and husband, Steven DeLong, by deed from Beazer Homes Corp., a Tennessee Corporation, dated November 24, 2004, of record in Instrument No. 20041202-0143797, Register's Office for Davidson County, TN.

Subject to all easements, reservations, covenants, conditions, agreements of record if any.

Being the same property conveyed to Amy B. Ivey, by Warranty Deed from Genesis J. DeLong and husband Steven DeLong, dated 9/17/2007 and recorded 9/17/2007 in Document 20070917-0110952, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 135 Shadow Glen Dr, Nashville, TN 37211

Return to:
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
File #: YSB-VRES-20-135

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 our hands this the 20 of January 2021.

Amy B. Ivey

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Amy B. Ivey**, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20 day of January 2021

Notary Public

My Commission expires: 5/13/21

SILVIA BERMUDEZ
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY