THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201232292

Karen Johnson Davidson County
Batch# 564849 **DEEDWARR**
02/01/2021 09:52:24 AM 3 pgs
Fees: $18.00 Taxes: $1,161.80

20210201-0013928

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $314,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of January, 2021.

Notary Public
My Commission Expires: July 9, 2022

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY KATE ROSENTHAL

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Samuel Shadowen and Paige Shadowen 2804 Chapelwood Drive Hermitage TN 37076	New Owner	Tax Parcel ID No. 086-14-0B-015.00 CO

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, **Randall Lueck and Elizabeth Torres, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Samuel Shadowen and Paige Shadowen, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 15, as shown on the map entitled Revised Final Plat Fleetwood Subdivision Phase One, of record in Plat Book 6900 pages 465 and 466, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to RANDALL LUECK and ELIZABETH TORRES, HUSBAND AND WIFE, by deed from DARREN WINNINGHAM and wife, KAMI WINNINGHAM, of record in Instrument No. 20101101-0087327, dated October 22, 2010, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 086-14-0B-015.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 465 and 466, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7170, page 987 and Book 7628, page 6, said Register's Office. By-Laws of record in Instrument No. 20110526-0040493, said Register's Office.

Storm Water Detention Agreement of record in Book 7107, page 408, said Register's Office.

This is improved property located at 2804 Chapelwood Drive Hermitage TN 37076

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 29th day of January, 2021.

28 JAN 2021

Randall Lueck

STATE OF SOUTH CAROLINA)

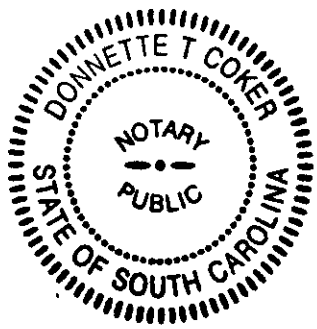
COUNTY OF GEORGETOWN)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Randall Lueck, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public

My Commission Expires: 9/19/2021



IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of January, 2021.

Elizabeth Torres 01/29/2021
Elizabeth Torres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Torres, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of January, 2021.

Notary Public

My Commission Expires:

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022