| THIS INSTRUMENT PREPARED BY: | STATE OF TENNESSEE, COUNTY OF DAVIDSON: |
|---|---|
| **Mudter, Patterson & Cox PLLC**<br>**3811 Redford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215** | The actual consideration or value, whichever is greater, for this transfer is: $335,000.00.<br><br>Affiant |
| **Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 36387-06-2021** | Subscribed and sworn to before me this [illegible]<br><br>Notary Public<br><br>My Commission Expires: 9-6-22 |

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 666110 DEEDWARR
06/28/2021 09:34:36 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50

20210628-0086966

# WARRANTY DEED

| **Address New Owner:** | **Send Tax Bills To:** | **Tax Information:** |
|---|---|---|
| Cynthia Woods<br>3716 Shane Point Place<br>Nashville, TN 37211 | New Owner | Map and Parcel No.:<br>172160A00900CO |

**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, **Kelly M. McGlumphy**, **unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cynthia Woods,** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3716 Shane Point Place, Nashville, TN 37211.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 25th day of June, 2021.

Kelly M. McGlumphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kelly M. McGlumphy, 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.

Witness my hand, at office, this 25th day of June, 2021.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revision to Shane Point, as of record in Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Kelly M. McGlumphy, an unmarried woman, by deed dated June 27, 2018 from Jennifer L. Reed, an unmarried woman, of record in Instrument No. 20180628-0062557, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 172160A00900CO.
2. Declaration of Covenants, Conditions and Restrictions for Shane Point of record in Instrument No. 20100826-0067674, corrected in Instrument No. 20100827-0068089, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Shane Point Homeowners Association, Inc. of record in Instrument No. 20170329-0030791, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Instrument No. 20101021-0084160, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20091013-0094825, Register's Office for Davidson County, Tennessee.
6. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20090714-0065911, Register's Office for Davidson County, Tennessee.
7. Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20070323-0035374, Register's Office for Davidson County, Tennessee.
8. Storm water detention agreement of record in Book 11338, page 738 and Instrument No. 20060104-0001198, Register's Office for Davidson County, Tennessee.