(3)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 01-06-25
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 759980 **DEEDWARR**
11/23/2021 11:31:02 AM 2 pgs
Fees: $13.00 Taxes: $1,026.75

20211123-0155403

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Wesley K. Hall	**NEW OWNER**	
(NAME)	(NAME)	**161-16-0A-093.00-CO**
315 Shadow Glen Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MITCHELL SCHOENMAN, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WESLEY K. HALL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit No. 93, Townhomes of Shadow Glen as shown on Exhibit "A" to the Third Supplementary Declaration to Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen of record in Instrument Number 20050118-0005927, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description.

Being the same property conveyed to Mitchell Schoenman an unmarried man by Warranty deed from Abel Rodriguez and Vivian D. Rodriguez, husband and wife of record in Instrument No. 20171214-0127554 Register's Office for Davidson County, Tennessee, dated December 13, 2017 and recorded on December 14, 2017 .

The said Mitchell Schoenman has since married. Kaitlin Schoenman, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying their marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years.
- Plan of record in Plat Book 7900, Page 38, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions for the Townhomes of Shadow Glen with By-Laws appended thereto, of record in Instrument Number 20040315-0029248, corrected by Surveyor's Certificate of Correction in Instrument No. Instrument No. 20040317-0030573 and Instrument No. 20040720-0086706, corrected in Instrument No. 20040317-0030572, Supplemented in Instrument No. 20040713-0083179, corrected in Instrument No. 20040720-086707, further supplemented in Instrument No. 20041021-0126776, Instrument No. 20041025-0128065, Instrument No. 20050118-0005927, Instrument No. 20050317-0029206, Instrument No. 20050425-0045905, Instrument No. 20050520-056887, Instrument No. 20051007-0121715, Instrument No. 20051107-0134921 and Instrument No. 20051207-0147464 and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20040316-0029917, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas to Homeowners Association of record in Instrument No. 20040325-0033972, Instrument No. 20041105-0133515, Instrument No. 20041105-0133514, Instrument No. 20050127-0010261, Instrument No. 20050322-0031389, Instrument No. 20050429-0048090, Instrument No. 20051012-0123003, Instrument No. 20051114-0137526, Instrument No. 20060124-0009112 and Instrument No. 20070913-0109882, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20030903-0127692, Register's for Davidson County, Tennessee.
- Agreement regarding grant of utility easement in Instrument No. 20040917-0112429, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 8064, Page 815, in the Register's Office for Davidson County, Tennessee.
- Easement for Ingress-Egress per Agreement for Construction and Maintenance of Joint Access Roadway

in Book 8064, page 831, amended in Instrument 20000114-0004981, Register's Office for Davidson County, Tennessee.
- Easement for Drainage in Book 7382, page 755, Register's Office for Davidson County, Tennessee.
- Easement for Sewer and/or Storm Drainage in Book 9640, page 881, Register's Office for Davidson County, Tennessee.
- Grant of Easement to Comcast of record in Instrument No. 20130517-0050094, said Register's Office.
- Restrictions of record in Book 9640, Page 873, in the Register's Office for Davidson County, Tennessee.
- Strom Water Detention Agreement and Easement for Water Mains and Appurtenances of record in Instrument Number 20040406-0038744, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **315 Shadow Glen Drive, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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/our hand(s) this the 19th DAY OF NOVEMBER, 2021.

Mitchell Schoenman by Chapel Dummond as Attorney-in-Fact
Mitchell Schoenman
by Chapel Dummond as Attorney-in-fact

Kaitlin Schoenman by Chapel Dummond as Attorney-in-Fact
Kaitlin Schoenman
by Chapel Dummond as 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, Chapel Drummond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MITCHELL SCHOENMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MITCHELL SCHOENMAN.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chapel Drummond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of KAITLIN SCHOENMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said KAITLIN SCHOENMAN.

Witness my hand and official seal, this the 19th of November, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212