WARRANTY DEED

RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2001.

Notary Public

MY COMMISSION EXPIRES: ~~May 26, 2002~~. (AFFIX SEAL) 9-29-01

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 4004 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamrock Holdings, Inc.	Shamrock Holdings, Inc.	117-2-204
(NAME)	(NAME)	
1007 Maplehurst Avenue	1007 Maplehurst Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles P. Daniels and wife, Sherry Daniels, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shamrock Holdings, Inc., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the Block No. 2 on the Plan of W.H. Davidson's Hillsboro Heights, as of record in Book 843, page 23, Register's Office for said County.

SAID Lot No. 24 fronts 60 feet on the easterly side of 22nd Avenue South and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Charles P. Daniels, single by deed of record in Book 4072, page 649, said Register's Office. The said Charles P. Daniels having since married.

Sherry Daniels joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles P. Daniels, Jr. by Sherry Daniels as his Attorney In Fact pursuant to recorded Power of Attorney recorded as Instrument No. 20010529-0055066, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2806 22nd Avenue, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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, 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 GRANTEES, 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.

Davidson County DEEDWARR
Recvd: 05/29/01 10:34 2pgs
Fees:11.00 Taxes:418.10
20010529-0055067

Charles P. Daniels by Sherry Daniels attn in fact

Charles P. Daniels

Sherry Daniels

Sherry Daniels

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 22nd day of May, 2001, before me personally appeared Sherry Daniels, the person who executed the foregoing instrument on behalf of Charles P. Daniels and who acknowledged that she executed the same as the free act and deed of the said Charles P. Daniels, through Power of Attorney granted to her by the said Charles P. Daniels.

My commission expires: 5/26/2002

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sherry Daniels 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2001.

Commission expires: May 26, 2002

Notary Public