WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/06 13:29 2 pgs
Fees:13.00 Taxes:446.59

20060602-0065252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/23/10

(AFFIX SEAL)

RACHEL LOAYZA NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. EXP. 1/23/10

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kenneth Jewett and wife, Robin Jewett	New Owner	
(NAME) 227 Amherst Drive	(NAME)	Map 84-14
(ADDRESS) Nashville, TN 37214	(ADDRESS)	Parcel 118.00
(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, I, **JASON SHINTON, UNMARRIED**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **KENNETH JEWETT AND WIFE, ROBIN JEWETT**, 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 the 3rd Civil District of Davidson County, Tennessee, being Lot No. 101 on the Plan of Walnut Grove, as of record in Book 2133, Page 87, Register's Office for said County.

Said Lot No. 101 fronts 75 feet on the northeasterly side of Amherst Drive and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to Jason Shinton, unmarried, by Warranty Deed from Barbara J. Keeling, of record in Instrument No. 20011119-0126442, said Register's Office.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 227 Amherst Drive, Nashville, TN 37214

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

Witness our hands this 25th day of May, 2006.

Jason Shinton

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 Jason Shinton, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 25th day of May, 2006.

Commission expires: 1/23/10

Notary Public

RACHEL LOAYZA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
EXP. 1/23/10