(2)

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31st** DAY OF **May, 2007** Notary Public MY COMMISSION EXPIRES:

Davidson County DEEDWARR
Recvd: 06/04/07 10:57 2 pgs
Fees:13.00 Taxes:571.65
20070604-0065935

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMM. EXPIRES: 6-19-2007

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
5200 Maryland Way Suite 110, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carrie Plummer	owner	**072-08-0-190.00**
(NAME) **2328 Fernwood Drive**	(NAME)	
(ADDRESS) **Nashville,TN 37216**	(ADDRESS)	
(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, **Joshua K. Shanklin and Elizabeth A. Shanklin, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carrie Plummer, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 274, SECTION IV, DALEWOOD, as shown on plat of record in Plat Book 1835, Page 21, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Robert Huzlehurst to Joshua K. Shanklin and Elizabeth A. Shanklin, husband and wife as recorded on the 9th day of September, 2005 in Instrument No. 20050909-0108577 and Warranty Deed from Patricia Davidson Keever and Cathy Davidson and Claudia Martin Davidson to Robert Hazelhurst as recorded on the 2nd day of October, 2003 in Instrument No. 20031002-0145235, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2328 Fernwood Drive, Nashville, TN 37216**
(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.

IN WITNESS WHEREOF, this instrument has been executed on this the **31st** day of **May, 2007**.

Joshua K. Shanklin

Elizabeth A. Shanklin

By: Joshua K. Shanklin, Atty-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named, **Joshua K. Shanklin and Elizabeth A. Shanklin**, whom I am personally acquainted and upon her/his/their oath acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at **Nashville**, ~~Tennessee~~, this **5/31/2007** .

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Joshua K. Shanklin, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Elizabeth A. Shanklin, and who acknowledged that he executed the same as the free act and deed of the said Elizabeth A. Shanklin, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page _____, said Register's Office.. * 20070604-00 65934

Witness my hand and official seal this 30th day of May, 2007.

NOTARY

My Commission Expires: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN