This Instrument Prepared By:
Elite Title Company, LLC
109 West Park Drive, Suite 350
Brentwood, TN 37027
File No. 6080454

Davidson County DEEDWARR
Recvd: 11/03/08 15:29 2 pgs
Fees:13.00 Taxes:787.73
20081103-0109401

**Send Tax Bills To:**
Countrywide Bank FSB
3011 Armory Drive, Ste. 120
Nashville, TN 37204

**New Owner is:**
Sadie S. Shaw
1312 Shelton Avenue
Nashville, TN 37216

MAP: 072-07-0

PARCEL: 028.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Margaret A. Paxton, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Sadie S. Shaw, a single person,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 18 on the Plan of Mora Sharpe Lands, as shown on plat of record in Plat Book 547, page 114, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said part of Lot No. 18 fronts 50 feet on the southerly margin of Shelton Avenue and extends back 240 feet, more or less, on the westerly line and 234.4 feet, more or less, on the easterly line to a dead line in the rear measuring 63 feet thereon.

Being the same property conveyed to Margaret A. Paxton, unmarried, by Warranty Deed from Leonard L. Bogle and Lillian K. Bogle, husband and wife, dated 10-6-05 and recorded 10-10-05 in Instrument No. 20051010-0122163, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Improved property known as: **1312 Shelton Avenue, Nashville, TN 37216**

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated

and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this the 31st day of October, 2008.

GRANTOR(S):

Margaret A. Paxton

**MARGARET A. PAXTON**

## ACKNOWLEDGEMENT

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **MARGARET A. PAXTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the this the 31st day of October, 2008.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
*NOTARY PUBLIC*
STATE OF TENNESSEE
My Commission Expires
January 23, 2010

**NOTARY PUBLIC**
My Commission Expires:

**STATE OF TENNESSEE**
**COUNTY OF** Davidson

The actual consideration or value, whichever is greater, for this transfer is **$212,900.00**.

Carmen Coats

**AFFIANT**

**SWORN TO** and subscribed before me this the 31st day of October, 2008.

DAVIDSON COUNTY J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC

J. Brandon Miller

**NOTARY PUBLIC**
My commission expires: 11-22-10