BILL GARRETT, Davidson County
Trans:T20100064950 DEEDWARR
Recvd: 10/14/10 08:39 2 pgs
Fees:13.00 Taxes:828.80
20101014-0082126

STATE OF TENNESSEE -
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October, 2010.

Notary Public

MY COMMISSION EXPIRES: 11/26/10

(AFFIX SEAL)

Kate Rosenthal
State of Tennessee
Notary Public
County of Sumner

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin M. & Emily Jordan	New Owners	061060173.00
(NAME)	(NAME)	
629 Maplewood Ln.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

ANN E. NICHOLS SHANTZ AND HUSBAND, CHRISTOPHER SHANTZ,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin M. Jordan and wife, Emily Jordan,

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:

BEING Lot No. 1 on the Plan of Kelley Subdivision, Part of Lot 2 on the Map of William Bradford Land- Plat Book 547, Page 91 of record as Instrument 20040913-0010152 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ann Elizabeth Nichols, a single woman from Edwin King and wife, Jo Anne King by Warranty Deed dated March 30, 2007 and recorded April 13, 2007 as Instrument No. 20070413-0044350, Register's Office of Davidson County, Tennessee. **Ann Elizabeth Nichols n/k/a Ann E. Nichols Shantz AND **Christopher Shantz joins in this conveyance to relinquish any rights he may have in and to the property herein described by virtue of marriage to Ann E. Nichols Shantz.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 629 Maplewood Ln., 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.

Witness my/our hand(s) this 30th day of September, 2010.

Ann E. Nichols Shantz by Christopher T. Donohue, authorized officer of Riefberg, Smart, Donohue, NeJame, PC, her power of attorney

Christopher Shantz by Christopher T. Donohue, authorized officer of Riefberg, Smart, Donohue, NeJame, PC, his power of attorney

STATE OF Connecticut

COUNTY OF Fairfield

On this 30th day of September, 2010 before me personally appeared **Christopher T. Donohue, Authorized Officer of Riefberg, Smart, Donohue, NeJame, PC,** 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 **Ann E. Nichols Shantz,** and who acknowledged that such person executed the same as the free act and deed of himself.

Witness my hand at office this 30th day of September, 2010

Commission Expires: MARY BETH F. DEBORD My Commission NOTARY PUBLIC EXPIRES 05-31-2011 CONNECTICUT

Mary Beth F. DeBord
Notary Public

STATE OF Connecticut

COUNTY OF Fairfield

On this 30th day of September, 2010 before me personally appeared **Christopher T. Donohue, Authorized Officer of Riefberg, Smart, Donohue, NeJame, PC,** 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 **Christopher Shantz** and who acknowledged that such person executed the same as the free act and deed of himself.

Witness my hand at office this 30th day of September, 2010

Commission Expires: MARY BETH F. DEBORD My Commission NOTARY PUBLIC EXPIRES 05-31-2011 CONNECTICUT

Mary Beth F. DeBord
Notary Public