WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **May, 2011** Notary Public MY COMMISSION EXPIRES: 7/3/12 (AFFIX SEAL)
Record & Return To Foundation Title and Escrow 30 Burton Hills Blvd, Ste. 175 Nashville, TN 37215	

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip Carl Shay and Sonnie Lee Shay	Fifth Third Mortgage Company	13302005800
(NAME)	(NAME)	
250 Thuss Avenue	5001 Kingsley Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH, 45227	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Christopher York and Kathryn York**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Philip Carl Shay and Sonnie Lee Shay**, 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 26, Pleasant View, as shown on plat of record in Plat Book 1130, page 43, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christopher York and wife, Kathryn York, by Warranty Deed from Dwight Pflipsen and wife, Rochelle Pflipsen, dated May 30, 2007 and filed of record in Instrument Number 20070604-0066313, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 250 Thuss Avenue, Nashville, TN 37211

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110028398 DEEDWARR
Recvd: 05/12/11 10:59 2 pgs
Fees:13.00 Taxes:536.50
20110512-0036498

Witness our hands this **2nd** day of **May, 2011**

Christopher York

Kathryn York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Christopher York and Kathryn York**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **2nd** day of **May, 2011**

Notary Public

My commission expires: 7/3/12

KELLY ANN C... STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON