RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11060558** MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$94,500.00~~. Affiant Subscribed and sworn to before me, this 29th day of June, 2011. Notary Public My Commission Expires: 8-20-13

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roberta Beard 1734 21St Ave N Nashville TN 37208	New Owner	Tax Parcel ID No. 08111010200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Troy Shafer, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roberta Beard, unmarried** ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being part of Lots Nos 261 and 262 on the Map Subdivision of Lot No. 5 of the Bosley Lands, of record in Book 38, Page 431, Register's Office for Davidson County, Tennessee and described according to a copy of a survey made for Lewis D. Justice, Surveyor, September 5, 1944, as follows: Beginning at a point on the East margin of 21st Avenue North 36 feet South of the common corner of Lots Nos. 262 and 261; thence Easterly 120 feet to a point; thence Northerly 38.8 feet to a point; thence Westerly 119.5 feet to a point in the Easterly margin of 21st Avenue North; which point is 16.3 feet South of the common corner of Lots Nos. 262 and 263; thence Southerly with the Easterly margin of 21 Avenue North, 37.3 feet to the point of beginning.

Being the same property conveyed to Troy Shafer by Warranty Deed from Ory Nitzan, married, recorded on the 22nd day of July, 2010 in Instrument No. 20100722-0057587, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.M., T.J. AND G.W. HARDINGS PLAN, as recorded in Plat Book 21, Page(s) 80, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property located at 1734 21St Ave N Nashville TN 37208.

BILL GARRETT, Davidson County
Trans:T20110040074 DEEDWARR
Recvd: 07/05/11 12:21 2 pgs
Fees:13.00 Taxes:349.65
20110705-0051181

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2011.

Troy Shafer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Troy Shafer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2011.

Notary Public

My Commission Expires: _____



My Commission Expires September 9, 2014