WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048271 DEEDWARR
Recvd: 08/08/11 10:17 2 pgs
Fees:13.00 Taxes:129.50
20110808-0060701

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $35,000.00

Terri Barton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of July, 2011.

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Deanie L. Gregory
Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Barton and wife, Terri Barton	SAME AS NEW OWNERS	044 15 0 096.00
(NAME)	(NAME)	
514 Hillwood Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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, I, SHR PROPERTIES, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH BARTON AND WIFE, TERRI BARTON, 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 Number 61, Section D, Village of Old Hickory's Subdivision, as of record in Book 1424, Page 65, Register's Office for Davidson County, Tennessee, which lot is located in the 4th District, located on the southwest corner of Elliston and Ninth Street, containing 0.08 acres, more or less, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to SHR Properties, LLC by Special Warranty Deed from US Bank National Association, as Trustee for Bear Stearns Asset Backed Securities Trust 2006-AC2 from 2005-AC2, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Wells Fargo Bank, N.A., by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20080313-0025279, in the Register's Office for Davidson County, Tennessee.
Said Deed filed in Instrument No. * , Register's Office for Davidson County, Tennessee.
* 20110729-0058206

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO THE PLAN OF SECTION D, VILLAGE OF OLD HICKORY'S SUBDIVISION AS SHOWN IN BOOK 1424, PAGE 65, WHICH SHOWS AN OWNER'S CERTIFICATE, CERTAIN NOTES, EASEMENTS AND SETBACK LINES, IF ANY, AS MAY BE SET FORTH THEREON.

unimproved ☐

This is improved ☑ property, known as 900 Elliston Street, Old Hickory, TN 37138
(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 hand this 28th day of July, 2011.

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

SHR PROPERTIES, LLC

BY: _____
Greg K. Self, Administrative Member

BY: _____
John L. Hickman, Administrative Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Publicvin and for said State and County, duly commissioned and qualified, personally appeared **Greg K. Self and John L. Hickman,** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Administrative Members of **SHR Properties, LLC, a Limited Liability Company,** and that they as such Administrative Members, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by themselves as such Administrative Members.

Witness my hand and official seal at office at Madison, Tennessee, this the 28th day of July, 2011.

My commission expires: 3/3/2014

_____
Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115