Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110049008 DEEDWARR
Recvd: 08/10/11 12:36 2 pgs
Fees:13.00 Taxes:443.63
20110810-0061644

State Of Tennessee
County Of Sumner

The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Debbie A. MacEwan
Affiant

Subscribed and sworn to before me this 10th day of August, 2011.

Notary Public
My commission expires: 2/28/14

NOTARY PUBLIC AT LARGE
DIANNE C. HEATHEY
SUMNER COUNTY, TENNESSEE

03-1107-37194

Address of New Owner:	Send Tax Bills to:	Tax-Information
Ashley Austin Davis 1000 W. Greenwood Avenue Nashville TN 37206	SAME	083-01-0-064.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Shields Rentals, a Tennessee General Partnership, as successor in interest and surviving entity by merger with Shields Rentals, a Tennessee Limited Partnership**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Ashley Austin Davis and husband, Nicholas Daniel Davis, and Condel Ray Austin and wife, Sylvia L. Austin** hereinafter called the Grantees, their successors 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 the northerly 104.5 feet of Lot No. 25 and northerly 104.5 feet of the westerly 25 feet of Lot No. 24 on the Map of Jones and Bradford's Subdivision in the old 18th Civil District for said County.

Said parts of Lots Nos. 24 and 25 front together 75 feet on the southerly side of West Greenwood (formerly Edgar) Avenue, and run back between parallel lines 104.50 feet to the north line of the property conveyed to Miss Mary Axile Smith, by deed of record in Book 739, Page 51, said Register's Office, and is bounded on the west by Laurent (formerly Kline) Street, as shown on page 53 of Plan Book 332, said Register's Office, said Laurent Street having been opened over Lots Nos. 26 and 35 in said plan.

Being the same property conveyed to Shields Rentals, L.P. by Quitclaim Deed from Ben P. Shields, Trustee of The Ben P. Shields Sr. Revocable Living Trust Agreement U/A/D July 16, 1993, dated December 31, 1996, recorded January 22, 1997, of record in Book 10326, Page 354, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1000 W. Greenwood Avenue, Nashville, TN 37206

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, successors and assigns, forever. Grantor covenants with Grantees that Grantor is lawfully seised 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. Grantor does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29th day of July, 2011.

Shields Rentals, a Tennessee General Partnership, as successor in interest and surviving entity by merger with Shields Rentals, a Tennessee Limited Partnership

By: _____
Ben P. Shields, Jr.
General Partner of Shields Rentals, a
Tennessee General Partnership

State Of Tennessee
County Of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ben P. Shields, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of Shields Rentals, a Tennessee General Partnership, the within named bargainor, and that he is authorized by Shields Rentals, a Tennessee General Partnership to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 29th day of July, 2011.

_____
Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13