BILL GARRETT, Davidson County
Trans:T20110061264 DEEDWARR
Recvd: 10/03/11 10:57 2 pgs
Fees:13.00 Taxes:199.80
20111003-0076307

This instrument prepared by: Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 30th day of September, 2011, by and between Brian Meadows and Michael Chestnut, both unmarried, party of the first part, and Troy Shafer, unmarried , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot Number 30 on the map of L.H. Davis Subdivision of Lot Number 41 Clifton Plant Lots of record in Book 57, Page 100, Register's Office for Davidson County, Tennessee. Said Lot Number 30 fronts 50 feet on the Westerly side of 43rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Brian Meadows andMiichael Chestnut, by virtue of that certain Cash Deed dated May 11, 2011, at Instrument No. 20110516-0037170 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2011 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Brian Meadows

Michael Chestnut

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Brian Meadows and Michael Chestnut, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of September, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Troy Shafer 208 Windsor Terrace Drive Nashville, TN 37221
Tax Parcel No	09108006200
Property Address:	1023 43rd Ave N Nashville, TN 37209
MAIL TAX BILLS TO:	Troy Shafer 208 Windsor Terrace Drive Nashville, TN 37221

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $54,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 30th day of September, 2011.

Notary Public

My Commission Expires: 9-2-2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Return to:
Stewart Title Company
13026 Lebanon Road, Ste. 100
Mt. Juliet, TN 37122