WARRANTY DEED

NOTARY PUBLIC
CHRISTOPHER BRENT NIELSEN
611359
COMMISSION EXPIRES
JUNE 23, 2015
STATE OF UTAH

STATE OF Utah
COUNTY OF Salt Lake
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: June 23, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas Haehn	SAME	07111021700
(NAME)	(NAME)	
3631 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Jennifer Shaw and Spencer Shaw, as joint tenants**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Thomas Haehn**, hereinafter called the GRANTEE(S), their heirs and/or 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 Nos. 326 and 327 on the Plan of Highland Land Company's Subdivision of record in Plat Book 421, Page 14, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Jennifer Shaw and Spencer Shaw as joint tenants by Deed from Willar McKever, dated 06/12/2007 and filed for record on 07/03/2007 in Instrument 20070730079489, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 14, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1412 Pennock Avenue, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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,

BILL GARRETT, Davidson County
Trans:T20110082088 DEEDWARR
Recvd: 12/28/11 11:26 2 pgs
Fees:13.00 Taxes:296.00
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our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 27th day of December, 2011.

Jennifer Shaw

Spencer Shaw

State of Utah
County of Salt Lake

Personally appeared before me Jennifer Shaw and Spencer Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of December, 2011.

Notary Public
My Commission Expires: June 23, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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