WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $738,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of August, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ryan Paul Decker	NEW OWNER	09105026500.
(NAME)	(NAME)	
813 Nashua Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Jana Shirey-Rice
, a married woman and Jarrett T. Rice, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ryan Paul Decker and Stephani B. Shinbaum, as husband and wife, 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 5, FINAL PLAT, BROOKEWOOD, PHASE TWO, as shown on plat of record in Plat Book 8250, Page 877, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jana Shirey, Unmarried by Warranty Deed from Mary E. Herndon and Christopher D. Deason, Wife and Husband, recorded on the 2nd day of June, 2005 in Instrument No. 20050602-0062766, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year w

unimproved ☐

This is improved ☑ property, known as 813 Nashua Court, Nashville, TN 37209
(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.

BILL GARRETT, Davidson County
Trans:T20130074131 DEEDWARR
Recvd: 08/27/13 14:04 2 pgs
Fees:13.00 Taxes:513.93
20130827-0090433

Witness our hands this 23rd day of August, 2013.

Jana Shirey-Rice, f/k/a Jana Shirey

Jarrett T. Rice by: Jana Shirey-Rice
as Attorney in Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 23rd day of August, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jana Shirey-Rice** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Jana Shirey-Rice, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Jarrett T. Rice, acting as that person's agent and attorney in fact, and the said Jana Shirey-Rice acknowledged that she executed the foregoing instrument as agent and attorney in fact for Jarrett T. Rice for the purposes therein contained.

WITNESS my hand and seal, this 23rd day of August, 2013.

My Commission Expires:

Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015