BILL GARRETT, Davidson County
Trans:T20130079543 DEEDWARR
Recvd: 09/13/13 10:10 2 pgs
Fees:13.00 Taxes:999.00
20130913-0096725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 270,000.00

Affiant

Subscribed and sworn to before me, this 6th day of September, 2013.

Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jul 30, 2017

Notary Public

My commission expires: JUL 30, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SHAFFER HOMES, LLC	**NEW OWNER**	**11809016000**
2910 SNOWDEN ROAD	Same	
NASHVILLE, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

SHAWNITA S. HALIBURTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAFFER HOMES, LLC

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 No. 39 on the Map of Sutton Hill Section of Marengo Park, as of record in Book 974, page 67, Register's Office for said County, described as follows:

Beginning on the easterly margin of Snowden Road at the corner of Lots Nos. 39 and 40; thence with said Road, southwardly 55 feet to the beginning of a curve; thence around said curve with a radius of 20 feet, southeastwardly 31.4 feet to the northerly margin of Marengo Lane; thence with said Lane, eastwardly 171.2 feet to the corner of Lots Nos. 38 and 39; thence with the line between said two lots, northwardly 75 feet to the corner of Lots Nos. 39 and 40; thence with the line between said two lots, westwardly 191.2 feet to the beginning.

BEING THE SAME PROPERTY CONVEYED TO SHAWNITA S. HALIBURTON BY QUITCLAIM DEED FROM EDWARD MADRY, JR., NEDRA M. PILLOW, ROBERT MADRY, MARILYN MCCLAIN, VENUS D. MADRY, JANETTE D. SMITH (CORRECTLY KNOWN AS JANETTE M. SMITH), AND PATRICIA D. COOKE, DATED 08/12/2011 RECORDED ON 08/15/2011 IN INSTRUMENT NO. 20110815-0062711 SAID REGISTER'S OFFICE FOR SAID COUNTY. SUBJECT PROPERTY WAS NEVER THE PRINCIPLE RESIDENCE OF SAID GRANTOR, HER HEIRS, SPOUSE, AND/OR ASSIGNS.

SH

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 2910 SNOWDEN ROAD, NASHVILLE, TN 37204.

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 in 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/our hand(s) this 6th day of September, 2013.

SHAWNITA S. HALIBURTON

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public of said County and State, SHAWNITA S. HALIBURTON, the within named Grantors, 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2013.

Notary Public

My Commission Expires: July 30, 2017

CATERYN [illegible]
Notary Public
Gwinnett County
State of Georgia
My Commission Expires Jul 30, 2017