BILL GARRETT, Davidson County
Trans:T20130094285 DEEDWARR
Recvd: 11/04/13 15:58 2 pgs
Fees:13.00 Taxes:532.43
20131104-0114505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 143,900.00

Amanda Hordan
Affiant

Subscribed and sworn to before me, this 30th day of October, 2013

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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:
STEPHEN P. BOHN	Peoples Home Equity Inc.	**14703000200**
4838 SHEFFIELD DRIVE	150 N. Seven Oaks	
NASHVILLE, TN 37211	Knoxville, TN 37922	

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,

MICHAEL SHAW, UNMARRIED

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

STEPHEN P. BOHN, UNMARRIED MAN

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:

The land referred to in this policy is described as follows; Land in Davidson County, Tennessee, being Lot 10 on the plan of Elysian Park, Section 2, of Record in Plat Book 2854, Page 40, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL SHAW BY SPECIAL WARRANTY DEED FROM FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA DATED 11/09/2012 AND RECORDED ON 20121217-0115834 SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED TO FEDERAL NATIONAL MORTGAGE ASSOCIATION BY TRUSTEE'S DEED FROM WILSON & ASSOCIATES, PLLC, DATED 02/07/2012 AND RECORDED ON 02/10/2012 IN INSTRUMENT NUMBER 20120210-0012164, SAID REGISTER'S OFFICE SAID COUNTY.

BEING ALSO THE SAME PROPERTY CONVEYED FRANCES MARYANN FUZZELL BY TRUSTEE'S DEED FROM ROBERT M. WILSON, JR. AS SUCCESSOR-TRUSTEE DATED 04/14/2005 AND RECORDED IN INSTRUMENT NUMBER 20050422-0044827 SAID REGISTER'S OFFICE SAID COUNTY.

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 4838 SHEFFIELD DRIVE, NASHVILLE, TN 37211.

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 30th day of October, 2013.

MICHAEL SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MICHAEL SHAW, 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 30th day of October, 2013.

Notary Public

My Commission Expires: 1-24-17