BILL GARRETT, Davidson County
Trans:T20140016836 DEEDWARR
Recvd: 03/12/14 14:26 2 pgs
Fees:13.00 Taxes:1313.50
20140312-0020817

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120099**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $355,000.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2014. Notary Public My Commission Expires: _____

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUNE 3, 2017

WARRANTY DEED

Address New Owner: R. Clayton McWhorter Clayton Associates c/o Diane Turman 5314 Maryland Way #100 Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 14606005600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nelson W. Shields and wife, Sheila A. Shields** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **R. Clayton McWhorter, married** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 16, PLAN OF TREEMONT, as shown on plat of record in Plat Book 6250, Pages 895-897, 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 Nelson W. Shields and wife, Sheila A. Shields by Warranty Deed from Frank Rogers and Jessica Rogers, husband and wife, recorded on the 24th day of April, 2012 in Instrument No. 20120424-0035148, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TREEMONT, as recorded in Plat Book 6250, Page(s) 895, 896 and 897.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6833, Page 594, Book 6833, Page 601 and Book 8259, Page 498 and Instrument Nos. 20051202-0145241, 20061207-0151539 and 20100212-0011250.

Terms and provisions of by-Laws recorded in Book 6833, Page 620 and Instrument Nos. 20061207-0151540 and 20121025-0097770.

Charter recorded in Book 6833, Page 617, Book 6840, Page 509 and Instrument No. 20061207-0151538.

This is unimproved property located at 837 Maxwell Ct Nashville TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7 day of March, 2014.

Nelson W. Shields

Nelson W. Shields

Sheila A. Shields

Sheila A. Shields

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nelson W. Shields and Sheila A. Shields, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of March, 2014.

Rachel Juarez

Notary Public

My Commission Expires: Sept. 26, 2016

RACHEL JUAREZ
Notary Public - State of Florida
My Comm. Expires Sep 26, 2016
Commission # EE 838483