Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140020490 DEEDWARR
Recvd: 03/27/14 11:12 2 pgs
Fees:13.00 Taxes:253.02
20140327-0025204

03-1402-38128

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $68,385.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2014.

Notary Public
My commission expires: 9-20-20

LISA S. GEOGHEGAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Troy Shafer	New Owner	061-16-0-214.00
1500 Ordway Nashville, TN 37206		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Stephanie Haynes Parker, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Troy Shafer,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND LOCATED IN THE 7TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE ON THE SOUTHERLY MARGIN OF McALPINE AVENUE, 130 FEET + / - WEST OF MURRAY PLACE, SAID LAND BEING THE EAST 50 FEET OF THE WESTERLY 58 FEET OF THE NORTHERLY PART OF LOT 60, KENNEDY AND GRAVES SUBDIVISION OF BLOCKS "C" AND "D" IN MONTE VISTA OF RECORD IN BOOK 843, PAGE 14 R.O.D.C., TN DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 3-7-14 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING INC. , JOHN HOOD TN R.L.S.# 1838 AS FOLLOWS:

BEGINNING AT AN IRON ROD (OLD) ON THE SOUTHERLY MARGIN OF McALPINE AVENUE, SAID ROD BEING LOCATED 8 FEET EAST OF THE POINT WHERE THE SOUTHERLY MARGIN OF McALPINE AVENUE INTERSECTS THE ORIGINAL LOT LINE OF LOTS 58 & 60, KENNEDY AND GRAVES SUBDIVISION OF BLOCKS "C" AND "D" IN MONTE VISTA (BOOK 843, PAGE 14 R.O.D.C., TN. AND BEING THE NORTHEAST CORNER OF THE CARL F. COTTON LAND (BOOK 7764, PAGE 799 R.O.D.C., TN) LOCATED S 59°07'10" E 61.12 FEET FROM A SURVEY NAIL (OLD) AT SAID COTTON'S NORTHWEST CORNER AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN
S 59°07'10" E 50.00 FEET TO AN IRON ROD (NEW) AT THE NORTHEAST CORNER OF THE RAND McCLELLAN LAND (INSTRUMENT# 20060815-0100328 R.O.D.C., TN); THENCE WITH SAID McCLELLAN
S 23°58'45" W 175.13 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY LINE OF THE VIKKI L. DUNBAR LAND (INSTRUMENT# 20040223-0020494 R.O.D.C., TN); THENCE WITH SAID DUNBAR
N 61°36'47" W 50.00 FEET TO AN IRON ROD (OLD) AT SAID COTTON'S SOUTHEAST CORNER; THENCE WITH SAID COTTON
N 24°00'45" E 176.05 FEET TO THE POINT OF BEGINNING.

For informational purposes only: THE DESCRIBED LAND CONTAINS 0.20 ACRES, MORE OR LESS.

Being the same property conveyed to Stephanie Haynes Parker by deed from The Estate of Mary E. Black, dated September 2, 2011, recorded September 6, 2011, of record in Instrument No. 20110906-0068993, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1340 McAlpine, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 18th day of March, 2014.

Stephanie Haynes Parker

Stephanie Haynes Parker

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie Haynes Parker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN this 18th day of March, 2014.

State of Tennessee at Large

My Commission expires: 1-11-17.

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY