BILL GARRETT, Davidson County
Trans:T20140026188 DEEDWARR
Recvd: 04/17/14 13:16 2 pgs
Fees:13.00 Taxes:505.05
20140417-0032341

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 136,500.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2014.

Notary Public

My commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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:
RONALD E. JACKSON **CAITLIN M. SHANNON**	**GARDNER FINANCIAL SERVICES**	**07207002200**
1228 SHELTON AVE	**3503 Paesanos Parkway**	
NASHVILLE, TN 37216	**SAN ANTONIO, TX 78231**	

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,

GINA M ORNER, MARRIED

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

RONALD E. JACKSON and CAITLIN M. SHANNON

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:

Certain real property situate in Nashville, County of Davidson, State of Tennessee, and described as follows, to-wit:

BEING Part of Lot No. 67 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for said County, described as follows: BEGINNING on the Southerly margin of Shelton Avenue at a point 50 feet West of the Westerly margin of Oxford Street; thence with the Southerly margin of said Avenue Westerly 50 feet; thence Southwardly and parallel with the Westerly margin of Oxford Street, 189.8 feet, more or less, to the Northerly line of Lot 26; thence with said line, Eastwardly 50 feet; thence Northwardly and parallel with the Westerly margin of Oxford Street 189.85 feet, more or less, to the beginning.

BEING THE SAME PROPERTY CONVEYED TO GINA M ORNER, UNMARRIED, BY WARRANTY DEED FROM DAVID EMMERT LONG AND WIFE, SANDRA HOBACK LONG, DATED 05/23/2006 AND RECORDED 05/25/2006 OF RECORD IN INSTRUMENT NUMBER 20060525-0061456, SAID REGISTER'S OFFICE FOR SAID COUNTY IN THE AMOUNT OF $98,500.00. GINA M. CAMPLIN HAS SINCE MARRIED AND IS NOW KNOWN AS GINA M. ORNER. TIMOTHY ORNER JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE PROPERTY.

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 1228 SHELTON AVE, 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 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 15th day of April, 2014.

GINA M ORNER

TIMOTHY ORNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, GINA M ORNER AND TIMOTHY ORNER, the within named Grantor(s), 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 15th day of April, 2014.

Notary Public

MY COMMISSION EXPIRES

My Commission Expires: MARCH 1, 2016

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY