BILL GARRETT, Davidson County
Trans: T20140032764 DEEDWARR
Recvd: 05/12/14 13:47 2 pgs
Fees: 13.00 Taxes: 684.50

20140512-0040492

WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day of May, 2014

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andra M. Durham	New Owner	161060A09600CO
(NAME) 1217 Bainbridge Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Leif A. Shires and Jaimee D. Shires, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Andra M. Durham,** hereinafter called the Grantee, her 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 Unit 96 on the plan of Oakhill Townhomes, Phase 2, Lot 2, as shown as Exhibit "A-1" to the Declaration of Protective Covenants, Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080325-0030014, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Leif A. Shires and Jaimee D. Shires, husband and wife by Warranty Deed from Centex Homes, a Nevada general partnership dated December 11, 2008, of record in Instrument No. 20081217-0120706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1217 Bainbridge 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, has a good right to convey it and the same is 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 our hands this **7th** day of **May, 2014**

Leif A. Shires

Jaimee D. Shires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Leif A. Shires and Jaimee D. Shires**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **7th** day of **May, 2014**

Notary Public

My commission expires: 3-25-18

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE LAURIE M. HARRIS