File Box 8

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of July, 2014

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

BILL GARRETT, Davidson County
Trans:T20140049725 DEEDWARR
Recvd: 07/11/14 13:49 3 pgs
Fees:18.00 Taxes:906.50
20140711-0061357

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Shereme Siewnarine	Pinnacle Bank	105100B00600CO
(NAME)	(NAME)	
2017A Beech Avenue	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville 37204	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Forty-Five Thousand And No/100 Dollars ($245,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jennifer Bennett Shinall and Myrick C. Shinall aka Myrick Shinall Jr.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shereme Siewnarine**, 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:

A certain tract or pared of located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Unit No. 6 in Waverly Place, a Private Element Horizioaal Property Regime, located on Beech Avenue and Benton Avenue in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Waverly Place Townhomcs, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20040429-0048517, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions. and regulations imposed upon and relating to the units, property, co-owners and tenants of Waverly Place Townhomcs, a Private Element Horizontal Properly Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 20040429-0048517, and By-Laws appended thereto, said Register's Office, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Jennifer Bennett, an unmarried person by deed dated 07/14/2006 from Joseph Edward Grenvicz and wife, Holly Grenviez and filed of record in Instrument No.

20060720-0087703, Register's Office for Davidson County, Tennessee. The said Jennifer Bennett having since married and is now known as Jennifer Bennett Shinall, married to Myrick Shinall, Jr.

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 ☒ property, known as 2017A Beech Avenue, Nashville, TN 37204

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 10th day of July, 2014.

Jennifer Bennett Shinall

Myrick C. Shinall by Jennifer Bennett Shinall his attorney in fact

STATE OF TN

COUNTY OF DAVIDSON

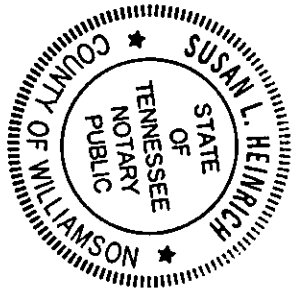
Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Jennifer Bennett Shinall , to me known (or porved to me on the basis of satisfactory evidence) to be the perosn who executed the foregoing instrument on behalf of Myrick C. Shinall, as Attorney-in-fact, and acknowledged that he exectued the same as the free act and deed of Myrick C. Shinall, for the purposes therein contained.

Witness my hand and official seal, this the 10th of July, 2014.

Notary Public

My Commission Expires: 8/29/2014

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jennifer Bennett Shinall** the bargainor(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 and official seal at Nashville, Tennessee this 10th day of July, 2014.

Notary Public

Commission Expires: 8/29/2014

