PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20140050768 DEEDWARR
Recvd: 07/15/14 16:26 3 pgs
Fees:18.00 Taxes:1258.00
20140715-0062558

W & I Ref: Title No: 53461

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shaffer Home Services, LLC 1125 Glenwood Avenue Nashville, TN 37204	New owner

TAX MAP-PARCEL NUMBERS: 11801027500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$340,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Donzaleigh Shelton, Ann Howes and Harriett Young, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Shaffer Home Services, LLC, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Montrose Place, of record in Book 57, Page 93, Register's Office for said County.

Said Lot No. 36 fronts 50 feet on the northerly side of Gilmore Avenue, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Jesse C. Walker and wife, Ethel M. Walker by deed from James E. Bell and wife, Gladys A. Bell, dated December 13, 1967, recorded December 14, 1967 in Book 4197, Page 686, Register's Office for Davidson County Tennessee. The said Jesse C. Walker having since died.

Further, being the same property conveyed to Donzaleight Shelton, Ann Howse and Harriett Young by Quitclaim Deed from Ethel M. Walker with Ethel M. Walker retaining a life estate, dated January 13, 2006, recorded January 25, 2006 in Instrument No. 20060125-0009533, Register's Office for Davidson County, Tennessee. The said Ethel M. Walker having since died.

Subject property is not now, and never has been the residence of the grantors herein, nor any spouse or assigns.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 57 Page 93, said Register's Office, to which plan reference is hereby made for a more complete description.

This instrument is executed on behalf of Donzaleigh Shelton by Holman Shelton pursuant to a Power of Attorney executed by her/him/them on the 2nd day of May, 2014, of record in Instrument No. 20140715-0062557, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 914 Gilmore Avenue, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 11th day of July, 2014.

Donzaleigh Shelton By: ,Holman Shelton Atty-in-Fact

Ann Howse

Harriett Young

State of TENNESSEE

County of DAVIDSON

On this 11th day of July, 2014 , before me the undersigned authority, personally appeared **Ann Howse and Harriett Young**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

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

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 , **Holman Shelton** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Donzaleigh Shelton** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 11th day of July, 2014

Notary Public

My Commission Expires:_____

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

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $340,000.00

Affiant

Sworn and subscribed before me this 11th day of July, 2014

Notary Public

My Commission Expires: _____

RACHEL NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES JULY 3, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: Donzaleigh Shelton, Ann Howes and Harriett Young

TO: Bryan Shaffer and Vance Shaffer

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Holman Shelton
Holman Shelton, Affiant

Sworn to and subscribed before me this 11th day of July, 2014

Notary Public

My Commission Expires:_____

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