Davidson County DEEDWARR Recvd: 07/17/14 13:28 3 pgs Fees:18.00 Taxes:888.00 **20140717-0063365**	



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 240,000.00

Affiant

Subscribed and sworn to before me, this 9th day of July, 2014.

Notary Public

My commission expires: 12-27-15

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
ALAN SHACKELFORD **MARY AUTUMN SHACKELFORD**	**CHURCHILL MORTGAGE CORPORATION**	**04415035800**
1001 BIRDSALL ST	**761 OLD HICKORY BLVD. SUITE 400**	
OLD HICKORY, TN 37138	**BRENTWOOD, TN. 37027**	

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,

SARAH T. SMITH and ALICE H. O'CONNOR, joint tenants with right of survivorship

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

ALAN SHACKELFORD AND MARY AUTUMN SHACKELFORD, HUSBAND AND WIFE

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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF SECTION "B" OF E. I. DUPONT DE NEMOURS AND COMPANY'S SUBDIVISION ENTITLED "VILLAGE OF OLD HICKORY", OF RECORD IN PLAT BOOK 1424, PAGE 67, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO SARAH T. SMITH and ALICE H. O'CONNOR, joint tenants with right of survivorship, BY WARRANTY DEED FROM MNS PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, DATED 03/24/2010 AND RECORDED ON 03/30/2010 IN INSTRUMENT NUMBER 20100330-0023524, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $249,000.00.

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 1001 BIRDSALL ST, OLD HICKORY, TN 37138.

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 9th day of July, 2014.

Sarah T. Smith

SARAH T. SMITH

Alice H. O'Connor

ALICE H. O'CONNOR

STATE OF ~~TENNESSEE~~ VA
COUNTY OF ~~DAVIDSON~~ SUFFOLK

Personally appeared before me, a Notary Public of said County and State, SARAH T. SMITH and ALICE H. O'CONNOR, 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 9th day of July, 2014.

Mindy R. Dail

Notary Public

My Commission Expires: 7/31/2018

MINDY RYAN DAIL
NOTARY PUBLIC
REG # 317418
MY COMMISSION EXPIRES
7/31/2018
COMMONWEALTH OF VIRGINIA

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).