RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-21680

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1279

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Suzanna K Mortensen 3925 West Valley Drive Nashville, TN 37211	NEW OWNER	014B-A-024.00

BILL GARRETT, Davidson County
Trans:T20140060219 DEEDWARR
Recvd: 08/15/14 11:56 2 pgs
Fees:13.00 Taxes:444.00
20140815-0074014

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $120,000.00

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2014.

DOROTHY E. WELCH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 5-17-15
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **James C. Shiver, Sr., ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Suzanna K Mortensen, an unmarried individual ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 18, on the plan of Section Four, Locustwood, as shown on plat of record in Plan Book 2330, Page 137, (erroneously shown as Book 2300), Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to James C. Shiver, Sr. by Warranty Deed dated 03/10/2003 from Mel Martinez, Secretary of Housing and Urban Development, of Washington, D. C. of record in Instrument 200303170034935, Register's Office for Davidson County, Tennessee.

This property is not a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **3925 West Valley Drive, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **12th** day of **August, 2014.**

GRANTOR(S)

James C. Shiver, Sr

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James C. Shiver, Sr** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained as his free Act and Deed.

Witness my hand and official seal on this the **12th** day of **August, 2014.**

Notary Public

My Commission Expires:

6-1-15