Davidson County DEEDWARR
Recvd: 08/18/14 13:28 3 pgs
Fees:18.00 Taxes:292.30
20140818-0074632

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0056HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of August, 2014.

Notary Public
Commission Expires: 10-28-2015

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Aaron Roston 1509 Harwood Dr. ~~208 A & B Prince Avenue~~ ~~Nashville, TN 37207~~ Nashville, TN 37206	New Owner	071-07-0-249.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Janet K. Shands and Pearl G. Sims, by and through Janet K. Shands, Attorney-in-Fact, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Roston and Elizabeth Meadows, 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 a "Resubdivision of Lots 37, 38 and 39, J. B. Haynies Oriental Subdivision", as of record in Plat Book 6200, Page 38, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Janet K. Shands and Pearl G. Sims by Quitclaim Deed from Mutual Properties dated 7/16/03 and recorded 7/23/03 in Instrument Number 20030723-0102875; and the same property previously conveyed to Mutual Properties by Warranty Deed from Nashville Family Shelter, Inc., dated 7/21/99 and recorded 7/23/99 in Book 11584, Page 870, Register's Office for Davidson County, Tennessee.

Limited Power of Attorney filed for record in Instrument No. 20140808-0071515, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 208 A & B Prince Avenue, Nashville, TN 37207.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of August, 2014.

Janet K. Shands

Pearl G. Sims by Janet K. Shands, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet K. Shands** 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 11th day of August, 2014.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public
My Commission Expires: 10-28-2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Janet K. Shands** 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, and who further acknowledged that she is the attorney in fact for **Pearl G. Sims** and that she is authorized by **Pearl G. Sims** to execute this instrument on her behalf.

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

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public
My Commission Expires: 10-28-2015

True Copy Certification

I, Cassie Lovorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith 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, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

