Davidson County DEEDWARR
Recvd: 08/18/14 14:02 2 pgs
Fees:13.00 Taxes:473.60
20140818-0074712

FRN 140760

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,000.00

Affiant

Subscribed and sworn to before me, this 13th day of August, 2014.

Notary Public
My commission expires: _____

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

Address of New Owner:	Send Tax Bills to:	Tax Information
Eric Q. Shadrick 251 Willard Drive Nashville, TN 37211	New Owner	148-05-0-206.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan S. Maggi and Melissa M. Maggi (f/k/a Melissa M. Tomlinson), husband and wife,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Eric Q. Shadrick*,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: * and Kristin Beth Shadrick, both unmarried individuals, as joint tenants w/rights of survivorship

(3)

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Haywood Acres, Section 5, of record in Book 3106, Page 67, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan S. Maggi, an unmarried man and Melissa M. Tomlinson, an unmarried woman, as joint tenants by Warranty Deed from Matthew H. Bolt and wife, Tammy P. Bolt, recorded on April 4, 2000 in Instrument Number 200004040033754, Register's Office for Davidson County, Tennessee.

Ryan S. Maggi and Melissa M. Tomlinson are now married. Melissa M. Tomlinson is now known as Melissa M. Maggi.

This property is improved property known as **251 Willard Drive, Nashville, TN, 37211**

This conveyance is subject to the following: (1) Restrictive Covenants of record in Book 3314, Page 202, Register's Office for said County; (2) all matters appearing of record in Plat Map Book 3106, Page 67, Register's Office for said County.

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 13th day of August, 2014.

Ryan S. Maggi

Melissa M Maggi

Melissa M. Maggi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ryan S. Maggi and Melissa M. Maggi f/k/a Melissa M. Tomlinson** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this 13th day of August, 2014.

Notary Public

My Commission expires: 3-8-16

FILE NO: 2014073182

JONATHAN TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO.

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am 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.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

My Commission Expires: 12/18/17

REBECCA MOSS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017