Davidson County DEEDWARR Recvd: 08/22/14 15:50 2 pgs Fees:13.00 Taxes:444.00 **20140822-0076956**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $120,000.00 Affiant Subscribed and sworn to before me, this 21st day of August, 2014. Notary Public My commission expires: _____

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN
My Comm. Expires January 23, 2016

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KAREN MILLER	American Mortgage Service Company	**05003003400**
1384 BELLSHIRE TERRACE DR	11503 Springfield Pike	
NASHVILLE, TN 37207	Cincinnati, OH 45246	

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,

ALFRED SHAW, JR.& wife, EVELYN C. SHAW

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

KAREN MILLER, AN UNMARRIED PERSON

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. 31 on the Plan of Bellshire Terrace, Section 1, Phase 2, of record in Book 6250, Pages 179-180, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

BEING THE SAME PROPERTY CONVEYED TO ALFRED SHAW, JR.& wife, EVELYN C. SHAW, BY SPECIAL WARRANTY DEED FROM OCWEN FEDERAL BANK, FSB, DATED 11/24/1998 AND RECORDED ON 12/08/1998 IN BOOK 11242, PAGE 340, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, IN THE AMOUNT OF $64,000.00.

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 1384 BELLSHIRE TERRACE DR, 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 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 21st day of August, 2014.

Alfred Shaw, Jr.
ALFRED SHAW, JR.

Evelyn C. Shaw (by Alfred Shaw, Jr. Attorney in fact)
EVELYN C. SHAW
BY ALFRED SHAW, JR. AS ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, ALFRED SHAW, JR, 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 21st day of August, 2014.

Lindsey Boswell
Notary Public

My Commission Expires: 9/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ALFRED SHAW, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that s/he is the Attorney-in-Fact of EVELYN C. SHAW, and is authorized by her to execute this instrument on her behalf by virtue of a Specific Durable Power of Attorney recorded in Book _____, Page _____, in said Register's Office.

20140822-0076955

Witness my hand and official seal at office, this 21st day of August 2014.

Lindsey Boswell
Notary Public

My Commission Expires: 9/23/14

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Certificate of Authenticity

I, S.J. Beaubouef, 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 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 Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef 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: A.R. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUNE 21, 2016