BILL GARRETT, Davidson County
Trans:T20140070331 DEEDWARR
Recvd: 09/19/14 11:51 2 pgs
Fees:13.00 Taxes:2238.50
20140919-0086253

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140900233

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 15th day of SEPTEMBER, 2014

Notary Public

MY COMMISSION EXPIRES: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC. 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHAUN A. SHANKEL	FARMINGTON MORTGAGE	091-15-0-274.00
4906 ELKINS AVENUE	2002 RICHARD JONES RD., STE. 300A	
NASHVILLE, TN 37209	NASHVILLE, TN 37215	

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, WE,

MDS REALTY INVESTMENTS, INC.

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

SHAUN A. SHANKEL AND ERIN C. SHANKEL, 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 part of an unnumbered block on the plan of Charlotte Park Company's First Addition, as of record in Plat Book 57, Page 103, Register's Office for said County, described as follows: BEGINNING on the northerly margin of Elkins Avenue, formerly 2nd Avenue, 150 feet west of the westerly margin of 49th Avenue North; thence with the northerly margin of Elkins Avenue, westwardly 50 feet; thence at right angles, northwardly 150 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet; thence southwardly 150 feet to the beginning.

BEING the same property conveyed to MDS Realty Investments, Inc. by Warranty Deed from Jason Bockman, married, dated 10/23/13 and recorded 10/25/13 in Instrument Number 20131025-0111325, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as 4906 ELKINS AVENUE, NASHVILLE, TN 37209
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 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 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 our hands this 15th day of SEPTEMBER, 2014.

MDS REALTY INVESTMENTS, INC.

BY: LY U. SMITH, PRESIDENT

STATE OF KANSAS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly U. Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself, to be the President of MDS Realty Investments, Inc. the within named bargainor, and corporation, and that she as such President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly U. Smith as such President.

Witness my hand and official seal at office at Overland Park, Kansas on this the 15th day of September, 2014.

Commission Expires: 5/6/17

Notary Public

ALI BURCHETT
Notary Public
State of Kansas
My Commission Expires 5/6/17

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