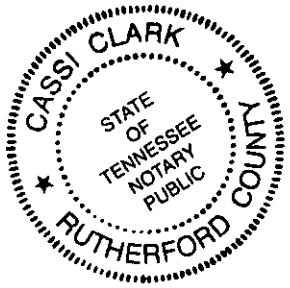
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Constance Gayle Ginn	New Owner	096-06-0 107.00
(NAME)	(NAME)	
416 Cottonwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140080656 DEEDWARR
Recvd: 10/27/14 10:54 2 pgs
Fees:13.00 Taxes:481.00
20141027-0098714

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Steven Lee Shores and Carol Ann Crone**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Constance Gayle Ginn, a married woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 183, on the plan of Resubdivision of Lots 183 and 196 on the plan of Cloverhill, Section IV, as shown on plat of record in Plan Book 5800, Page 108, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Ernest L. Shores and wife, Jewell J. Shores by Warranty Deed dated 10/26/1966 from Thomas G. Lee of record in Book 4075, Page 237, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ernest L. Shores and wife, Jewell J. Shores by Warranty Deed dated 11/10/1982 from Doris Northington, a widow of record in Book 5962, Page 767, Register's Office for Davidson County, Tennessee.

The said Ernest L. Shores having since died leaving Jewell J. Shores as surviving owner.

The said Jewell Inez Shores died testate devising subject property to Steven Lee Shores and Carol Ann Norris, now known as Carol Ann Crone, as evidenced by the Last Will and Testament of Jewell Inez Shores filed in Docket No. 13P1243, in the Probate Court Clerk's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 5800, Page 108, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Main and Appurtenances of record in Book 6249, Page 524, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 416 Cottonwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 21st day of October, 2014.

Steven Lee Shores
Steven Lee Shores

Carol Ann Crone
Carol Ann Crone

State of Tennessee
County of Wilson

Personally appeared before me Steven Lee Shores and Carol Ann Crone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of October, 2014.

Celia Stewart Rouse
Notary Public
My Commission Expires: 1/24/2015

CELIA STEWART ROUSE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122