BILL GARRETT, Davidson County
Trans:T20140091522 DEEDWARR
Recvd: 12/08/14 09:58 2 pgs
Fees:13.00 Taxes:481.00
20141208-0112033

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 25th day of November, 2014.

Notary Public

My commission expires: January 11, 2017

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
AUSTIN AGEE **SHELBY AGEE**	New owner	**173050A25500CO**
1951 SHAYLIN LOOP		
ANTIOCH, TN 37013		

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,

NICHOLAS S. SHELL and wife, JILLANNE K. SHELL

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

~~AUSTIN AGEE and SHELBY AGEE~~ SHELBY C AGEE AND HUSBAND, AUSTIN W AGEE

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 all of Lot No. 255 (Two Hundred Fifty Five) on the Plan of Barnes Crossing, A Planned Unit Development, according to plat and survey as shown on Exhibit A of said Master Deed of record in Instrument Number 20050721-0084791, and Amended of record in Instrument Number 20051114-0136938, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Nicholas S. Shell and wife, Jillanne K. Shell by Quitclaim Deed from Nicholas S. Shell, unmarried and Jillanne K. Tuttle N/K/A Jillanne K. Shell, unmarried (both married to each other now), dated May 28, 2013, recorded June 4, 2013, of record in Instrument No. 20130604-0056308, Register's Office for Davidson County, Tennessee.

ALSO being the same property conveyed to Nicholas S. Shell, unmarried and Jillanne K. Tuttle, unmarried by deed from Ole South Properties, Inc., a Tennessee Corporation, dated February 22, 2008, recorded February 26, 2008, of record in Instrument No. 20080226-0018580, Register's Office for Davidson County, Tennessee.

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 1951 SHAYLIN LOOP, ANTIOCH, TN 37013.

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 25th day of November, 2014.

NICHOLAS S. SHELL

JILLANNE K. SHELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, NICHOLAS S. SHELL and JILLANNE K. SHELL, 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 25th day of November, 2014.

Notary Public

My Commission Expires: 2.11.16

