WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Elaine P. Williamson
Affiant

Subscribed and sworn to before me, this 10TH DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-27-18

(AFFIX SEAL)

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Shields, married	Same as new owner	08212007300
	(NAME)	
2209 Old Hickory Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sheryl Ann Foley. married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harry Shields, married, hereinafter called the Grantees, their heirs and assigns, that 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. 1 ON THE MAP OF THE SUBDIVISION OF PART OF THE HOME BLOCK OF THE NEILL S. BROWN ADDITION, AS OF RECORD IN PLAN BOOK 2, PAGE 100, CHANCERY COURT, AT NASHVILLE.

SAID LOT NO. 1 FRONTS 50 FEET ON THE EASTERLY SIDE OF NEILL AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF SMILEY STREET, 170 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO RUSSELL R. DUNCAN AND WIFE, HAZEL J. DUNCAN, BY DEED FROM CARRINGTON EUGENE CLAY AND WIFE, FLOSSIE CLAY, OF RECORD IN BOOK 2018, PAGE 441, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID HAZEL J. DUNCAN PREDECEASED RUSSELL R. DUNCAN. RUSSELL R. DUNCAN DIED INTESTATE LEAVING SHERYL ANN FOLEY AS HIS ONLY HEIR-AT-LAW AS SET OUT IN HEIRSHIP AFFIDAVIT OF RECORD BY INSTRUMENT NOS. 20070418-0046206 & 20141212-0113837, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

unimproved ( )
This is improved (X) property, known as 213 Neill Avenue, Nashville, TN 37206
(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 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 my/our hand(s) this 10th day of December, 2014.

BILL GARRETT, Davidson County
Trans:T20140093036 DEEDWARR
Recvd: 12/12/14 10:20 2 pgs
Fees:13.00 Taxes:462.50
20141212-0113838

WARRANTY DEED
(Continued)

Sheryl Ann Foley
Sheryl Ann Foley

STATE OF California

COUNTY OF Orange

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sheryl Ann Foley. married, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of December, 2014.

S Patel
Notary Public

My Commission Expires: 01/31/2017

SWATI RAMESH PATEL
Commission # 2005751
Notary Public - California
Orange County
My Comm. Expires Jan 31, 2017

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072