THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF JANUARY, 2015. Notary Public MY COMMISSION EXPIRES: 5/8/15 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20150006951 DEEDWARR
Recvd: 01/28/15 13:28 2 pgs
Fees: 13.00 Taxes: 925.00
20150128-0008194

ANGELA Y. POSTON, NOTARY PUBLIC, DAVIDSON COUNTY, TN, STATE OF TENNESSEE NOTARY PUBLIC, WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam H. Ollendorff	Avenue Bank	MAP 71-15
331 Richardson Avenue	3823 Cleghoen Ave.	PARCEL 458.00
Nashville, TN 37207	Nashville TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Troy Shafer. married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Adam H. Ollendorff, unmarried**

HEREINAFTER CALLED THE GRANTEE, HIS 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 the westerly or rear 43 feet of Lot No. 27 and the westerly 3 feet of the southerly 38 feet of Lot No. 28 on the Plan of Sharpe & Horn's 1st Addition to North E Nashville of record in Plat Book 57, Page 152, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the northeast corner of Scott Avenue (now Richardson Avenue) and an alley, being the southwest corner of Lot No. 27; thence with the northerly margin of said Avenue, easterly 43 feet to the easterly margin of said alley; thence with the easterly margin of said alley, southerly 88 feet to the beginning.

Being the same property conveyed to Troy Shafer by Special Warranty Deed deed from Peggy D. Mathes, Administrator for the Estate of Eugene Hill of record in Instrument No. 20141009-0093624 Register's Office for Davidson County, Tennessee, dated 10/08/2014 and recorded on 10/09/2014.

This property was purchased for resale and is not now and has never been the residence of The Grantor and is not a marital asset.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is IMPROVED property known as **331 Richardson Avenue, 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 GRANTEE, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this the 26th day of January, 2015.

Troy Shafer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Troy Shafer** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 26th day of January, 2015.

My Commission expires: 1-9-16

Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN