WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008787 DEEDWARR
Recvd: 02/04/15 10:27 3 pgs
Fees:18.00 Taxes:647.50
20150204-0010448

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $175,000.00.

Affiant

Subscribed and sworn to before me this 29th day of January, 2015.

Notary Public
My Commission expires: 10/18/16
(Affix Seal)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Shawn M. Craig	NEW OWNER	084-01-0-002.00
1419 Dugger Drive		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Jana Corinne Shaw and Sierra June Shaw, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto Shawn M. Craig and wife, Tiffanie Craig, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

B.

Being Lot No. 33 on the plan of Dugger Heights, No. Two, of record in Book 1424, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Donald B. Shaw and wife, Corinne T. Shaw, by deed from Harwood Homes, Inc., a Tennessee corporation, on March 1, 2051, of record in Book 1944, page 377, Register's Office for Davidson County, Tennessee. Donald B. Shaw having since died leaving property to Corinne T. Shaw by right of survivorship. The said Corrine Shaw having died testate on October 30, 2014, a resident of Davidson County, Tennessee. Her Last Will and Testament was admitted to Probate on December 11, 2014 at Cause No. 14P-1938. Said property being left to Jana Corinne Shaw and Sierra June Shaw, as devisees of said Last Will and Testament.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1424, page 135, Register's Office Davidson County, Tennessee.

This is improved property known as: 1419 Dugger Drive, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 29, 2015.

Jana Corinne Shaw

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jana Corinne Shaw** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this 29 day of January, 2015

My commission expires 8/20/17

Margaret J. McNicholas

Notary Public

MARGARET J. MCNICHOLAS
MY COMMISSION # FF035424
EXPIRES: August 20, 2017

WITNESS our hands this January 29, 2015.

Sierra June Shaw

Sierra June Shaw

STATE OF Michigan
COUNTY OF Saginaw

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sierra June Shaw** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.
WITNESS my hand and Official Seal at office this 29th day of January, 2015

My commission expires 05/22/2018

Notary Public

DANIEL D. FOLEY NOTARY PUBLIC GENESEE COUNTY, MI

DANIEL D. FOLEY
NOTARY PUBLIC – MICHIGAN
GENESEE COUNTY
ACTING IN THE COUNTY OF Saginaw
MY COMMISSION EXPIRES 05/22/2018