| Davidson County | DEEDWARR |
|---|---|
| Recvd: 03/20/15 15:56 | 2 pgs |
| Fees:13.00 Taxes:1230.25 | |
| **20150320-0024424** | |

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of March, 2015.,

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

NAT-150642

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 381 Mallory Station Rd, Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Classic Homes, LLC | Classic Homes, LLC | 104-05-0-006.00 |
| (NAME) | (NAME) | |
| 3910 Murphy Road | 718 Starlit Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37209 | Nashville, TN 37205-1210 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Three Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars ($332,500.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Lee Shacklock**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Classic Homes, LLC**, 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:

Being Lot No. 21 and the easterly 17.5 feet of Lot No. 22 on the Plan of West Grove Subdivision of record in Plat Book 421, Page 85, in the Register's Office for Davidson County, Tennessee.
Said Lot No. 21 and part of Lot No. 22 adjoin and front together 67.5 feet on the northerly margin of Murphy Road (formerly Minnesota Avenue) and extend back between parallel lines 104.5 feet to an alley in the rear.
Being the same property conveyed to Lee Shacklock unmarried by Warranty Deed from Carol Allyson Reeves, married, dated March 21, 2008, recorded March 25, 2008 in Instrument No. 20080325-0029688, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3910 Murphy Road, Nashville, TN 37209

File Number: NAT-150642

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, has 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 our hands this 19th day of March, 2015.

Lee Shacklock

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Lee Shacklockthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of March, 2015.

Notary Public

My Commission Expires:

(SEAL)

J WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018