BILL GARRETT, Davidson County
Trans:T20150024428 DEEDWARR
Recvd: 04/02/15 13:19 2 pgs
Fees:13.00 Taxes:2136.75
20150402-0028859

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON 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
The Shippen Revocable Living Trust dated October 23, 2014	Farmington Mortgage (NAME)	10509017600
P.O. Box 23108 (ADDRESS)	2002 Richard Jones Rd, 300A (ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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 Charles Resha, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto The Shippen Revocable Living Trust dated October 23, 2014, 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. 36 ON THE PLAN OF A.B. HILL SUBDIVISION OF THE PLANT LAND, OF RECORD IN BOOK 332, PAGE 65, (ERRONEOUSLY STATED PAGE 54 IN PREVIOUS DEED BUT CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD BY INSTRUMENT NO. 20120210-0012043) REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RESHA, UNMARRIED, BY WARRANTY DEED FROM ENTRUST TENNESSEE NKA IRA INNOVATIONS, INC. FBO CLELAND RATCLIFFE IRA, A 50% UNDIVIDED INTEREST AND ENTRUST TENNESSEE NKA IRA INNOVATIONS FBO CHARLES CLINE IRA, A 50% UNDIVIDED INTEREST, OF RECORD BY INSTRUMENT NUMBER 20120301-0018022, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 65, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 1109 West Grove Avenue, Nashville, TN 37203
(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 31st day of March, 2015.

WARRANTY DEED
(Continued)

Charles Resha

STATE OF Tennessee

COUNTY OF Davidson

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

Witness my hand and official seal, this the 31st day of March, 2015.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

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