THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15012720**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $437,500.00. Affiant Subscribed and sworn to before me, this 15th day of April, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20150029308 DEEDWARR
Recvd: 04/20/15 08:10 2 pgs
Fees:13.00 Taxes:1618.75
20150420-0034581

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Bryan Shaffer and Amy Shaffer 1105 Glenwood Ave Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-4-208.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doyle Douglas Smith and Mary Justine Smith, Husband and Wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Vance Bryan Shaffer and Amelia Y. Shaffer, Husband and Wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, Being Lot No. 59, and the Westerly 30 feet of Lot No. 60 on the Map of M. N. Young's Park View Subdivision as of record in Book 547, Page 173, and of Duncanwood of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 59 and the Westerly 30 feet of Lot No. 60 form a corner lot which fronts 130 feet on the Southerly margin of Glenwood Avenue and fronts 165.86 feet on the Westerly margin of Duncanwood, joined by a curve measuring 31.42 feet, the Westerly line of Lot No. 59 extends back 182.5 feet intersecting with the Southerly line which measures 150 feet.

Being the same property conveyed to Doyle Douglas Smith and wife, and Mary Justine Smith by Warranty Deed from Shirley H. Kenderdine, a widow, recorded on the 3rd day of May, 2004 in Instrument No. 20040503-0050179, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 547, Page(s) 173 and Plat Book 1424, Page 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1105 Glenwood Ave Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of April, 2015.

Doyle Douglas Smith

Mary Justine Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doyle Douglas Smith and Mary Justine Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of April, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018