Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1503092

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $75,500.00.

Affiant

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Subscribed and sworn to before me, this 17th day of April, 2015.

Notary Public
My Commission Expires: 8/5/18

Warranty Deed

Address of New Owner(s):	Send Tax Bills To: People's Home Equity	Map/Parcel Number:
Rodney D. Cash	5205 Maryland Way Ste 100	162010B02700
440 Claircrest Drive	Brentwood, TN 37027	
Antioch, TN 37013		

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michael Thomas Shaw and wife, Laura Ann Shaw, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Rodney D. Cash, an unmarried man, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being Unit No. 27 on the Plan of Clairmont, Phase 2, as of record in Plat Book 6050, Page 323, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Michael Thomas Shaw and wife, Laura Ann Shaw, by Warranty Deed from Jennifer L. Catron, a married woman, dated August 5, 2004, of record in Instrument No 20040809-0095599, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ✓ improved ___unimproved property known as 440 Claircrest Drive, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 04/20/15 11:53 2 pgs
Fees:13.00 Taxes:279.35
20150420-0034893

WITNESS my hand this 17th day of April, 2015.

Michael Thomas Shaw

Laura Ann Shaw

State of Tennessee
County of ~~Davidson~~ Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michael Thomas Shaw and Laura Ann Shaw with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 17th day of April, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

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

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY