WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150053886 DEEDWARR
Recvd: 07/06/15 09:23 2 pgs
Fees: 13.00 Taxes: 1424.50
20150706-0064662

R-PR-15-3521

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeanne W. Ray	**Same as New Owner**	
(NAME)	(NAME)	**104-10C-009.00CO**
3521 Richardson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TIFFANY SNELL SHOCKLEY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEANNE W. RAY AND ANN PATCHETT, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. E-9 on the 2nd Revised Plan of Elmington Condominium, of record in Book 4660, Page 60, Register's Office for Davidson County, Tennessee, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Elmington Condominium of record in Book 4486, Page 547 as corrected in Book 4673, Page 102, as amended in Book 4963, Page 265, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-laws for the Administration thereof, and all easements, rights, and interest in favor of other units owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being the same property conveyed to Tiffany Snell Shockley, an unmarried person by Warranty Deed from Maher Fawaz, of record in Instrument No. 20111205-0094712, Register's Office for Davidson County, Tennessee, dated November 29, 2011 and recorded on December 05, 2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 4300, Page 200, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Elmington Condominium of record in Book 4486, Page 547, as corrected in Book 4673, Page 102, amended in Book 4963, Page 265, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4486, Page 553, amended in Book 4963, Page 263, Book 5362, Page 258, Book 5516, Page 302, Register's Office for Davidson, County, Tennessee.
- Charter for Elmington Condominium Association of record in Book 4790, Page 686, in the Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 4686, Page 883, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3521 Richardson Avenue, Nashville, Tennessee 37205**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 30th DAY OF JUNE, 2015.

Tiffany Snell Shockley by John Gleaves as Attorney in Fact

Matthew Robert Barney by John Gleaves as Attorney in Fact

The said Matthew Robert Barney, spouse of Tiffany Snell Schockley, joins herein to convey any and all marital interest he may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIFFANY SNELL SHOCKLEY and MATTHEW ROBERT BARNEY, and who acknowledged he/she/they executed the same as the free act and deed of the said TIFFANY SNELL SHOCKLEY and MATTHEW ROBERT BARNEY.

Witness my hand and official seal, this the 30th of June, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212