WARRANTY DEED

BRITTANY COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Jennifer Cornell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2015.

Brittany Collins
Notary Public

MY COMMISSION EXPIRES: 6-1-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Josefina Cortinas	First Community Mortgage, Inc.	133-12-0-294.00
(NAME)	(NAME)	
444 Jessie Drive	275 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, Tn 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Seth Nathan Shapley and wife, April Shapley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Josefina Cortinas, unmarried, 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:

All that tract or parcel of land in DAVIDSON COUNTY, TENNESSEE, more particularly described as follows:

BEING Lot No. 137 on the Plat of Section Two, Addition to Greenwood Hills, of record in Plat Book 5200, Page 62, Register's Office for Davidson County, Tennessee. Said Lot No. 137 fronts 72.00 feet on the southerly margin of Jessie Drive and extends back 148.30 feet on the easterly line, and 148.90 feet on the westerly line, to a line on the rear on which it measures 77.40 feet.

BEING the same property conveyed to Seth Nathan Shapley and wife, April Shapley, by Warranty Deed from Christina Reckard (formerly known as Christina Birkhimer), an unmarried woman, of record in Instrument No.: 20100421-0030126, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Seth Nathan Shapley and April Shapley, pursuant to a Power of Attorney executed by same on the 16th day of June, 2015, and being filed for record simultaneously herewith, of record in Instrument No.: 20150716-0069311, Register's Office for Davidson County, Tennessee.

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20150716-0069312

unimproved ☐

This is improved ☑ property, known as 444 Jessie Drive, Nashville, TN 37211
(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.

BILL GARRETT, Davidson County
Trans:T20150057717 DEEDWARR
Recvd: 07/16/15 10:14 2 pgs
Fees:13.00 Taxes:488.40
20150716-0069313

Witness our hands this 30th day of June, 2015.

Seth Nathan Shapley
By: Daniel H. Shapley, His Attorney-in-fact

April Shapley
By: Daniel H. Shapley, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Daniel H. Shapley, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of Seth Nathan Shapley and April Sahpley, acting as that person's agent and attorney in fact, and the said Daniel H. Shapley acknowledged that he executed the foregoing instrument as agent and attorney in fact for Seth Nathan Shapley and April Sahpley for the purposes therein contained.

WITNESS my hand and seal, this 30th day of June, 2015.

My Commission Expires:
_____

Notary Public,

