THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15054210**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $604,000.00. Affiant Subscribed and sworn to before me, this 7th day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20150058057 DEEDWARR
Recvd: 07/16/15 15:28 2 pgs
Fees: 13.00 Taxes: 2234.80
20150716-0069725

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: James J. Ailor, Jr. 102 ABBEYWOOD DR Nashville TN 37215-6143	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131060F01100CO

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, **Nelson W. Shields and Sheila A. Shields, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James J. Ailor, Jr. and Rachel R. Ailor, Husband and Wife**, ("Grantees"), its 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. 11 on the Plan of Burton Hills, Village of Abbeywood, of record in Plat Book 6900, Page 223, as amended in Book 7362, Page 609, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Carol E. Waller, unmarried by Warranty Deed from Kenneth L. McNeese, married, recorded on the 11th day of October, 2012 in Instrument No. 20121011-0093041, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nelson W. Shields and Sheila A. Shields, Husband and Wife by Warranty Deed from Carol E. Waller, unmarried, recorded on the 4th day of May, 2015 in Instrument No. 20150504-0040294, 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 Plat, as recorded in Plat Book 6250, Page(s) 284, as revised in Plat Book 6250, Page 649.

Restrictions, dedications, conditions, reservations, easements and other matters shown on Plat, as recorded in Plat Book 6900, Page(s) 223, as amended in Book 7147, Page 423 and as amended in Book 7362, Page 609.

Agreements by and between Burton Hills Properties and Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383, Book 6655, Page 47 and Book 7147, Page 416, said Register's Office.

Declaration of Restrictions of record in Book 6326, Page 588, Register's Office for Davidson County, Tennessee.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6517, Page 522, as amended in Book 6691, Page 593, amended in Book 6778, Page 532, amended in Book 6778, Page 536, amended in Book 6911, Page 120, amended in Book 7046, Page 520, amended in Book 7076, Page 691, amended in Book 7146, Page 188 and amended in Book 9882, Page 733.

Declaration of Covenants, Conditions and Restrictions of record in Book 7146, Page 193, as amended in Book 9790, Page 987, said Register's Office.

Grant of Easement of record in Book 7918, Page 357, said Register's Office.

Mutual Easement of record in Book 8087, Page 108, said Register's Office.

Rights of tenants under unrecorded leases.

This is improved property located at 102 ABBEYWOOD DR Nashville TN 37215-6143

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 7th day of July, 2015.

Nelson W. Shields

Sheila A. Shields

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nelson W. Shields and Sheila A. Shields, 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 7th day of July, 2015.

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

Notary Public