WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150083079 DEEDWARR
Recvd: 09/30/15 09:58 3 pgs
Fees:18.00 Taxes:795.50

20150930-0099180

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of September, 2015.

Notary Public

MY COMMISSION EXPIRES: May 30, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Evelyn Felts	Evelyn Felts	09502015600
(NAME)	(NAME)	
2243 Craigmeade Circle	2243 Craigmeade Circle	09502015600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Barbara G. Shelor and John Michael Grayson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Evelyn Felts and Patricia Beazley, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 39, as shown on the map entitled Craigmeade Subdivision, Section 1, of record in Plat Book 2900, Page 121, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to John C. Grayson and Wife, Joyce M. Grayson, by deed from Stephen Krist and Wife, Patricia Krist, of record in Book 3963, Page 864 dated November 27, 1965, said Register's Office. John C. Grayson having since died on or about November 5, 2000, leaving said Joyce M. Grayson as the surviving tenant by the entirety. Joyce M. Grayson having died testate, on or about June 17, 2015. Her Last Will and Testament being filed in the Seventh Circuit Court for Davidson County, Tennessee, under Docket No. 15P1196, devised the subject property to her children Barbara G. Shelor and John Michael Grayson.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2243 Craigmeade Circle, Nashville, TN 37214
(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 GRANTEE(S), their heirs and/or 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/or 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 our hands this 25th day of September, 2015.

John Michael Grayson

State of SOUTH CAROLINA
County of CHARLESTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Michael Grayson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of September, 2015.

Notary Public
My Commission Expires: April 30, 2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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/or 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 our hands this 25th day of September, 2015.

Barbara G. Shelor

Barbara G. Shelor

State of SOUTH CAROLINA
County of SPARTANBURG

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara G. Shelor the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 25th day of September, 2015.

Colleen M. Fowler

Notary Public
My Commission Expires: 8-21-2016

COLLEEN M FOWLER
NOTARY
PUBLIC
SOUTH CAROLINA

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122