WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00

J Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2015

J Anderson
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin M. Shellaway	New Owner	Map 116-16
(NAME)	(NAME)	
4124 Wallace Lane		Parcel 148.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **4124 Wallace, LLC, a Tennessee, limited liability company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin M. Shellaway and Ruby Z. Shellaway, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 33, Vailwood Heights, of record in Plat Book 1835, page 32, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made fore a more particular description of said property.

Being the same property conveyed to 4124 Wallace, LLC, a Tennessee limited liability company, by Quitclaim Deed from Keith Leimback, married, filed for record on February 13, 2014 as Instrument No. 20140213-0012854. Register's Office for Davidson County, Tennessee. Being the same property conveyed to Keith Leimbach, married by Warranty Deed from B. Susan Taylor, unmarried, of record as Instrument No. 20131015-0107564, said Register's Office.

This conveyance is made subject to all condition and, easements; of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 1835, page 32, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4124 Wallace Lane, Nashville, TN 37215
(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:T20150086831 DEEDWARR
Recvd: 10/13/15 08:28 2 pgs
Fees:13.00 Taxes:4625.00

20151013-0103789

Witness my/our hands this 29th day of September, 2015.

4124 Wallace, LLC

By: _____
Robert L. Scruggs, Authorized Agent

State of Tennessee
County of Davidson

Personally appeared before me Robert L. Scruggs whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Authorized Agent of 4124 Wallace, LLC, and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and seal this 29th day of September, 2015.

_____
Notary Public

My Commission Expires: _____

File No.: 35956

