BILL GARRETT, Davidson County
Trans:T20160008373 DEEDWARR
Recvd: 02/01/16 11:21 2 pgs
Fees:13.00 Taxes:906.50

20160201-0009396

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Parkway W Suite 100
Smyrna, TN 37167

STATE OF TENNESSEE aor Williamson
COUNTY OF ~~RUTHERFORD~~
The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of January, 2016.

Notary Public
My commission expires: 6/29/16

ARIC D. HINSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF HICKMAN

04-1512-55844

Address of New Owner:	Send Tax Bills to:	Tax Information:
Erik Schaffer	Pinnacle Bank	091-11-0-099.00
4811 Illinois Avenue	PO Box 331678	
Nashville TN 37209	Murfreesboro, TN 37133	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Anthony H. Shelton, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erik Schaffer and Corinne Schaffer, husband and wife**, hereinafter called the Grantees, their successors 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 Nos. 716, 718 and the East 17 1/2 feet of Lot No. 720 of Block 103, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Said Lots adjoin and front together 67 1/2 feet on the South side of Illinois Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Anthony H. Shelton and wife, Patty A. Shelton by deed from Christine C. Moore, a widow, dated August 30 ,1984, recorded September 4, 1984, of record in Book 6373, Page 377, Register's Office for Davidson County, Tennessee. Patty A. Shelton a/k/a Patricia Ann Shelton has since died on September 10, 2008.

Cynthia Shelton, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4811 Illinois Avenue, Nashville, TN 37209.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 28th day of January, 2016.

Anthony H. Shelton

Cynthia Shelton

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Anthony H. Shelton and Cynthia Shelton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 28th day of January, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6/29/16

