WARRANTY DEED

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

KAYLA E. LODGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 5/3/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Norris	NEW OWNER	061304001700
(NAME)	(NAME)	
97 Paula Dr.		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, **Shawna Fellows,** and Nathan Rader, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jack Norris,** a single man, 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 located in the 11th Council District of Nashville, Davidson County, Tennessee at the northeast corner of Clifton Court and Paula Drive, said land being a part of Lot 17, Clifton Place (Book 2854, page 86 R.O.D.C. TN) described according to a boundary survey dated 10-25-11 by Campbell, McRae & Associates, Surveying, Inc. (John Hood TN RLS #1838) as follows:

Beginning at an iron rod (new) on the Easterly margin of Clifton Court, said rod being the common front corner of Lots 17 & 18, Clifton Place (Book 2854, page 86 RODC, TN) which is located S 21 14' 34" W 240.00 feet from an iron rod (old), a point of curvature located in Lot 20 of said Clifton Place, said Lot 18 being owned by April Smith (Instrument # 20090925-0089465 RODC, TN); thence with the line between said Lot 17 & 18 S 68 18' 17" E 125.00 feet to an iron rod (new) at the common rear corner of said lots 17 & 18 in the westerly line of Lot 2, Laurel Heights Subdivision (Book 3600, page 44 RODC, TN) owned by Steven J. Allen & Elizabeth C. Allen (Instrument # 20090625-0059509 RODC TN) THENCE WITH SAID Lot 2 S 21 14' 34" W 60.00 feet to an iron rod (new) on the northerly margin of Paula Drive (40' wide ROW); thence with said margin, severing said Lot 17, N 68 18' 17" W 125.00 feet to an iron rod (new) at the northeast ROW intersection of said Paula Drive & Clifton Court; thence with the Easterly margin of said Clifton Court N 21 14' 34" E 60.00 feet to the point of beginning the described tract containing 7500.00 SQ feet or 0.17 acres more or less.

Being the same property conveyed to Shawna Fellows by Warranty Deed from Alliance Homes, Inc., dated June 15, 2012, and recorded on July 9, 2012, of record in Instrument No. 20120709-0059993, Register's office for Davidson County, Tennessee.

Nathan Rader, spouse of the above named Shannon Fellows, joins in this conveyance for the purpose of releasing all rights he may have in and to the above described property, especially marital rights.

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

BILL GARRETT, Davidson County
Trans:T20160028199 DEEDWARR
Recvd: 04/07/16 09:20 2 pgs
Fees:13.00 Taxes:684.50
20160407-0033278

prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 97 Paula Dr., Old Hickory, TN 37138

(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.

Witness my/our hands this 31st day of March, 2016.

Shawna Fellows

Nathan Rader

State of Tennessee
County of Williamson

Personally appeared before me Shawna Fellows, *and Nathan Rader with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of March, 2016.

Notary Public
My Commission Expires: _____

File No.: 10587

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066

STU-37220-0434