BILL GARRETT, Davidson County
Trans:T20160036317 DEEDWARR
Recvd: 05/03/16 08:17 2 pgs
Fees:13.00 Taxes:673.40
20160503-0043071

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS ~~$195,000.00~~ 182,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 29th day of April, 2016.

NOTARY PUBLIC

My commission expires: 4/17/19

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Nathaniel Blake Shelton	new owner	108040A12100CO
(NAME)	(NAME)	
2805 Blackwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Tanya Carlisle Thomas and Tony Thomas, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Nathaniel Blake Shelton,** a single man hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Villages of Larchwood, Phase II, section 4A, as shown of record in Plat Instrument No. 20000928-0096098, (erroneously stated as Instrument No. 20000928-0096098), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Tanya Carlisle by deed from the Secretary of Housing and Urban Development, of record in Instrument No. 20031119-0169027, Register's Office of Davidson County, Tennessee. The said Tanya Carlisle having since married and is now known as Tanya Carlisle Thomas.

This property is __unimproved _X_improved property known as: 2805 Blackwood Drive, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject

to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 29th day of April, 2016.

Tanya Carlisle Thomas

Tony Thomas

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tanya Carlisle Thomas and Tony Thomas, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of April, 2016.

Notary Public
My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122