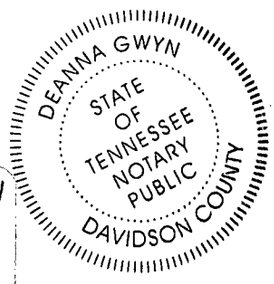
**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
16-1239TN




BILL GARRETT, Davidson County
Trans:T20160039232 DEEDWARR
Recvd: 05/11/16 11:04 2 pgs
Fees:13.00 Taxes:834.35
20160511-0046760

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,500.00.

Shelli Jenkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6th day of May, 2016.

D. Gwyn
Notary Public

Commission Expiration: 5/8/18

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Katherine Shelton<br>1728 Timber Pt<br>Nashville, TN 37214 | ~~SAME AS NEW OWNER.~~<br>Fifth Third<br>5001 Kingsley Dr<br>Cincinnati OH 45227 | -108-16-OA-37.00 |

## WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Vaska Lako and wife, Sofika Lako,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine B. Shelton and David William Shelton, wife and husband** 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:

Property known as 1728 Timber Pt Nashville, TN 37214, County of Davidson, State of Tennessee:

Being Lot No. 37, on the Plan of Timber Ridge, of record in Instrument 200401130005330, Register's Office for Davidson County, Tennessee, to which plat reference is hereby madefor a more complete description.

Being the same property conveyed to Vaska Lako and wife Sofika Lako by deed from Precision Homes, Inc. dated 12/18/07 filed of record 12/20/07 in Instrument No. 20071220-0146069, said Register's Office.

Tax Map and Parcel ID is as follows 108-16-OA-37.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as 1728 Timber Pt, Nashville, TN 37214**

**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 unemcumbered, 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 hand this 6th day of May, 2016.

Vaska Lako

Vaska Lako

Sofika Lako

Sofika Lako

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 6th day of May, 2016, before me personally appeared **Vaska Lako and wife, Sofika Lako**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 6th day of May, 2016.

D. Gwyn

Notary Public

Commission Expiration: 5/8/18

DEANNA GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY