BILL GARRETT, Davidson County
Trans:T20160043503 DEEDWARR
Recvd: 05/24/16 11:18 2 pgs
Fees:13.00 Taxes:1221.00
20160524-0051940

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 $ 330,000.

Affiant

Subscribed and sworn to before me, this the 10 day of May, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
DeKalb Title, LLC
210 East Public Square
Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen L. Brown, et ux.	808 Rockwood Dr. Nolensville, TN 37135	133 16 0 200.00 133 16 0 213.00
(NAME) 4872 Shasta Dr Nashville, TN 37211	(NAME) new owner	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Shasta Properties, LLC, a Limited Liability Company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Stephen L. Brown and Kara L. Brown, husband and wife hereinafter called the Grantee, 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 1 as shown on the map entitled Resubdivision of Parcel 200, Welch Meadows, Section 2, of record in Plat Book 4350, Page 98, Register's Office for said County.

Said Lot No. 1 fronts 69 feet on the easterly side of Shasta Drive and Extends back 125.94 feet on the northerly line and 108.75 feet on the southerly line to a dead line measuring 71.11 feet thereon.

Being the same lands conveyed to Shasta Properties, LLC, a limited liability company from Clayton B. Magness by Quitclaim Deed dated March 21, 2008 and recorded March 24, 2008 in Instrument No. 200803240028727, Register's Office for Davidson County, Tennessee.

Property: 4872 Shasta Drive, Nashville TN 37211
Tax ID: 133 16 0 200.00

Land in Davidson County, Tennessee, being Lot 2 as shown on the map entitled Resubdivision of Reserve Parcel, Section 2, Welch Meadows, of record in Plat Book 4350, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 82 feet on the easterly side of Shasta Drive and extends back 108.75 feet on the northerly line and 89.38 feet on the southerly line to a line in the rear which is a broken line, measuring 84.44 feet thereon.

Being the same lands conveyed to Shasta Properties, LLC, a Limited Liability Company from Clayton B. Magness by Quitclaim Deed dated March 21, 2008 and recorded March 24, 2008 as Instrument No. 200803240028728, Register's Office for Davidson County, Tennessee.

Property: 4874 Shasta Drive, Nashville TN 37211
Tax ID: 133 16 0 213.00

This is improved property known as: 4872 and 4874 Shasta Drive, Nashville, Tennessee, 37211.

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, his heirs and assigns forever; and I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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.

IN WITNESS WHEREOF, the grantor has hereunto affixed his signature on this the 9 day of May, 2016.

SHASTA PROPERTIES, LLC

By: _____
Christopher L. Cantrell, Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the aforesaid state and county, personally appeared Christopher L. Cantrell, Agent, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be an Agent of SHASTA PROPERTIES, LLC , the bargainor, and that he, as such Agent, being authorized so to do, executed the foregoing Document for the purposes therein contained by signing the name of the corporation by himself as such Agent.

IN WITNESS WHEREOF, I hereunto affix my signature and seal of office in Williamson, TN, on this the 9 day of May, 2016.

_____
NOTARY PUBLIC

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: 7-24-17