** Transfer tax for this Deed paid with Deed of record in Instrument No. 20160623-0064321, Register's Office for Davidson County, Tennessee.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00 ** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21ST DAY OF JUNE, 2016. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
RICHARD MATTHEW SCUDDER, ET UX	new owner	**072-08-0-002.00**
(NAME) **1408 SHELTON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, THOMAS A. SHAW AND WIFE, HOPE SHAW,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD MATTHEW SCUDDER AND MORGAN L. SCUDDER, HUSBAND AND WIFE,** 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 a portion of the Westerly part of Lot No. 12, Block B on the Map of Inglewood Terrace as of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee and being Tract 1 of the herein conveyed and described according to a loan survey by John Kohl, dated February 1, 1980.

Beginning at a point being the Southwest corner of Lot No. 5, Block "B", on the Plat of Inglewood Golf Club Estates, as of record in Plat Book 843, page 98, Register's Office for Davidson County, Tennessee, said point also being the Northwest corner of the herein described; thence with the rear line of said Lot No. 5, 60 feet to a point, thence in a Southerly direction 215 feet more less to a point in a creek; thence with said creek in a Northwesterly direction 64.6 feet to a point; thence continuing with said creek 48. feet to a point; thence leaving said creek in a Northerly direction 132 feet to the point of beginning.

Being part of the same property conveyed to Thomas A. Shaw, a single person, from Christina Murray by Warranty Deed dated April 23, 2008 of record in Instrument No. 20080502-0045555, Register's Office for Davidson County, Tennessee. Further, being conveyed to Thomas A. Shaw and wife, Hope Shaw from Thomas A. Shaw by deed dated November 25, 2013 of record in Instrument No. 20131203-0123078, said Register's Office.

This conveyance is subject to matters as shown on the Plan of record in Plat Book 843, page 98 and Plat Book 1130, page 1; Easements of record in Book 4044, page 701and Book 4100, page 280, and any and all other easements, conditions and restrictions which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved (X)
This is improved( ) property, known as **1408 SHELTON AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20160053768 DEEDWARR
Recvd: 06/23/16 15:05 2 pgs
Fees:12.00 Taxes:0.00
20160623-0064322

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 our hand(s) this 21st day of June, 2016.

THOMAS A. SHAW

HOPE SHAW

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THOMAS A. SHAW AND HOPE SHAW,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of June, 2016.

My commission expires: **November 5, 2018**

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON