This instrument prepared by:
Martha Brooke Perry, Attorney
BALTHROP, PERRY, NOE & NEWCOMB
An Association of Attorneys
102 Frey St, PO Box 82
Ashland City, TN 37015

BILL GARRETT, Davidson County
Trans: T20160055801 DEEDWARR
Recvd: 06/30/16 09:55 2 pgs
Fees: 13.00 Taxes: 1143.30
20160630-0066810

Anne Shockley Estate

TO: Mark Alan Mygrant
606 Timber Lane #606
Nashville, TN 37215

MAP & PARCEL:
117-02-0C-004.00CO

SEND TAX BILLS TO: ~~SAME~~ Fidelity Bank D/B/A Fidelity Bank Mortgage
3 Corporate Sq. Ste. 700, Atlanta, GA 30329

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I, Sharon Cape, Executor of the Anne Shockley Estate, Grantor herein; have bargained and sold and by these presents do convey unto Mark Alan Mygrant, unmarried, Grantee herein, his successors and assigns, the following described property:

LAND in Davidson County, Tennessee, being Unit No. 4 together with carport designated Number 4-A, of Regency Park Woodlawn Manor, Inc., of record in Plat Book 3700, pages 111 and 112, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Anne Shockley, unmarried, from John R. Powell and wife, Sylvia R. Powell, by deed dated February 10, 1992 of record in Book 8547, page 915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the lien of 2016 Davidson County property taxes which have been prorated and payment of which is assumed by grantees herein. This conveyance is also subject to all easements, setback lines, and all other matters as shown on the plan for Regency Park Woodlawn Manor Inc. of record in Plat Book 3700, page 111-112, Register's Office of Davidson County, Tennessee; Master Deed and Bylaws of record in Book 3815, page 778, as amended in Book 4364, page 381; Book 4767, page 431; Book 5673, page 429; Book 6047, page 201; Book 7662, page 942; Book 7728, page 343, Book 9746, page 83, Book 11288, page 513; Instrument No. 20031029-0159210; Instrument No. 20050531-0060994; Instrument No. 20110525-0040197, said Register's Office; and all other matters of record.

This is improved property known as 606 Timber Lane, Unit 606, Nashville, TN 37215.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantee, his successors and assigns forever. I do covenant with Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. I do further covenant and bind myself and my heirs and representatives to warrant and forever defend the title unto said real property unto the Grantee, his successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 27 day of June, 2016.

Sharon Cape
Executor of the Anne Shockley Estate

STATE OF GEORGIA

COUNTY OF Fulton

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Sharon Cape, Executor of the Anne Shockley Estate, the within named 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, at office, this the 27 day of June, 2016.

NOTARY PUBLIC

My commission expires: March 5, 2017

LAWANDA POWELL NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES MARCH 5, 2017

STATE OF TENNESSEE

COUNTY OF CHEATHAM

The actual consideration or value, whichever is greater, for this transfer is $309,000.00.

Affiant

SWORN to and subscribed before me,
this the 28th day of June, 2016.

NOTARY PUBLIC

My commission expires: 9-11-17

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE