PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

BILL GARRETT, Davidson County
Trans: T20160057362 DEEDWARR
Recvd: 07/06/16 10:15 2 pgs
Fees: 13.00 Taxes: 1122.33

20160706-0068969

WARRANTY DEED

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $303,333.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June 2016.

Notary Public

MY COMMISSION EXPIRES: 03-03-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex H. Craw	New Owner	
(NAME)	(NAME)	
811 Cammack Ct.		115-09-035.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GEORGE GRUHN, CO-PERSONAL REPRESENATIVE AND R. ANDREW BOOSE, CO-PERSONAL REPRESENATIVE OF THE ESTATE OF STEVEN KERN SHAW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALEX H. CRAW**, 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:

Land in Davidson County, Tennessee, being Lot 110, WEST MEADE HILLS, SECTION FOUR, as shown on plat of record in Plat Book 3300, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by General Warranty Deed from William H. Baldock and wife, Linda G. Barber Baldock to Steven Shaw, as recorded on the 17th day of November, 2014 in Instrument No. 20141117-0105899, said Register's Office. Steven Shaw died on August 25, 2015. George Gruhn and R. Andrew Boose are appointed Co-Personal Representatives and were vested with power to sell without the joinder of any beneficiary under the Will of Steven Kern Shaw a/k/a Steven Shaw probated under Docket No. 15P-1511, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Plat Book 3300, Page 46, said Register's Office.

unimproved
This is improved x property, known as 811 Cammack Ct., Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 30 day of June, 2016

ESTATE OF STEVEN KERN SHAW

BY: _____

GEORGE GRUHN, PERSONAL REPRESENTATIVE

BY: _____

R. ANDREW BOOSE, PERSONAL REPRESENTATIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public George Gruhn with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Personal Representative of The Estate of Steven Kern Shaw, and who further acknowledged that he is authorized to execute the within instrument as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee this 30 day of June, 2016.

Commission expires:

JOHN GREGORY HARLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned notary public, R. Andrew Boose, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is Co-Personal Representative of the Estate of Steven Kern Shaw, and who further acknowledged that he is authorized to execute the within instrument as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee this 16 day of June, 2016.

Commission expires: 4/30/2020

_____
Notary Public

SONIA NIEVES
NOTARY PUBLIC STATE OF NEW YORK
BRONX COUNTY
LIC. #01NI6260688
COMM. EXP. 4/30/2020