Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

39-B
File #16-1218

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James*Shaddox and Robin M. Shaddox, married, and Courtney Shaddox, unmarried, as joint tenants with right of survivorship**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mark Perez, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

*R.

Land in Davidson County, Tennessee, being Lot No. 638 on the Plan of Caldwell Hall, Section Seven, of record in Plat Book 3300, page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of property.

Being the same property conveyed to James R. Shaddox and Robin M. Shaddox, married and Courtney Shaddox, unmarried, as joint tenants with right of survivorship by deed from Barry Brunson, personal representative of the estate of Mildred G. Pugh, dated July 1, 2014, of record as Instrument No. 20140703-0058888, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 4711 Langston Drive, Nashville, TN 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 7th day of July, 2016.

James R. Shaddox by Courtney Shaddox his attorney in fact
James Shaddox by Courtney Shaddox
His Attorney-in-fact

Robin M. Shaddox by Courtney Shaddox her attorney in fact
Robin M. Shaddox by Courtney Shaddox
Her Attorney-in-fact

Courtney Shaddox
Courtney Shaddox

BILL GARRETT, Davidson County
Trans:T20160059576 DEEDWARR
Recvd: 07/12/16 14:08 2 pgs
Fees:13.00 Taxes:1183.63
20160712-0071397

State of Tennessee)
County of Davidson)

On this 7th day of July, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Courtney Shaddox, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 7th day of July, 2016, before me personally appeared Courtney Shaddox, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Shaddox and Robin Shaddox, acknowledged that such person executed the same as the free act and deed of James Shaddox and Robin Shaddox.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 319,900.00.

Affiant

Sworn and subscribed before me on this the 7th day of July, 2016.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Mark Perez 4711 Langston Drive Nashville, TN 37211	New Owner	133-13-25.00