**WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $335,000.00

Affiant

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires July 3, 2017

SWORN TO AND SUBSCRIBED BEFORE ME, THIS August 18, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17

**THIS INSTRUMENT WAS PREPARED BY & RETURN TO**

Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20160073638 DEEDWARR
Recvd: 08/23/16 16:00 5 pgs
Fees: 28.00 Taxes: 1239.50
20160823-0088299

| **ADDRESS NEW OWNER(S) AS FOLLOWS** | **SEND TAX BILLS TO:** | **MAP-PARCEL NUMBERS** |
|---|---|---|
| Aaron Shanahan & Alexandra Shanahan | Fifth Third Mortgage | |
| **953 Sharpe Avenue** | 5001 Kingsley Dr. | 083-01-0-054.00 |
| **Nashville, TN 37206** | Cincinnati, OH 45227 | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, BENJAMIN GUY, MARRIED, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AARON SHANAHAN AND ALEXANDRA SHANAHAN, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**SEE EXHIBIT A (PROPERTY DESCRIPTION)**

Being the same property conveyed to Benjamin Guy by deed recorded in Instrument No. 20070911-0108681, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record including but not limited to those set forth in **EXHIBIT B ("Exceptions").**

This is ☑ improved ☐ unimproved property, known as 953 Sharpe Avenue, Nashville, Tennessee 37206

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 17th day of August, 2016.

Benjamin Guy

Rachel T. Guy hereby disclaims, any claim or interest, of any nature in the foregoing property either as co-owner, as tenant-in-common, joint tenant or tenancy by the entireties or pursuant to any right attendant to marriage, whether by community property or otherwise. To the extent Rachel T. Guy has or later obtains any such interest in the foregoing property he/she hereby conveys such interest to Trustee with power of sale.

Witness my/our hand(s) this 17th day of August, 2016.

Rachel T. Guy

**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, Benjamin Guy, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL** this 17th day of August, 2016.

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

Notary Public Lisa M. Rosado

My Commission Expires: 3-3-20

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, Rachel T Guy, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she executed the within instrument for the purposes therein contained.

**WITNESS MY HAND AND OFFICIAL SEAL** this 17th day of August, 2016.

Notary Public Lisa M. Rosado

My Commission Expires: 3-3-20

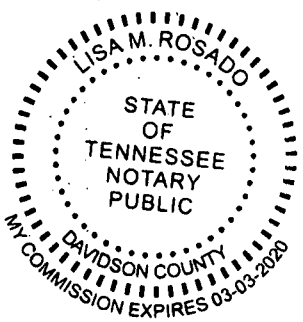


**EXHIBIT A**
**LEGAL DESCRIPTION**

**Formal Address:** 953 Sharpe Avenue, Nashville, Tennessee 37206

**Map/Parcel:** 083-01-0-054.00

**Description:**

Land being located in Davidson County, Tennessee, being the Easterly 55 feet of Lot No. 5 on the plan of Jones & Bradfords Resubdivision of record in Book 332, Page 53, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Said part of said lot fronts 55 feet on the north side of Sharpe Avenue and runs back between parallel lines 154.5 feet to an alley in the rear.

Being the same property conveyed to BENJAMIN GUY, UNMARRIED, by deed from MEADOWMERE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20070911-0108681, dated September 7, 2007, said Register's Office.

## EXHIBIT B
## (EXCEPTIONS)

1. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Mechanics', Contractors', or Materialmen's liens and lien claims, if any, where no notice thereof appears on record.

4. Any facts, rights, interests or claims which are not shown by the public record, but which could be ascertained by an inspection of the land or by making inquiry of person(s) in possession thereof.

5. Liens, encumbrances, or claims thereof, which are not shown by the public record.

6. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date of the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

7. General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 083-01-0-054.00.

   Davidson County taxes for 2015, Map-Par. 083-01-0-054.00, $1,737.54, Paid.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

8. Matters shown on the Plan of record in Book 332, page 53, said Register's Office.