Davidson County DEEDWARR
Recvd: 08/31/16 15:59 3 pgs
Fees:18.00 Taxes:503.20
20160831-0091661

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of August, 2016, by and between Joyce A Shaw and Ronald E Shaw, wife and husband, party of the first part, and Tiffany Nicole McKie, Tiffany Nicole McKie a/k/a Tiffany McKie, an unmarried woman party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 84 on the Plan of Heron Walk, Section 4, Phase 2, of record in Plat Book 9700, Page 687, of the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being all or part of the same property conveyed to Ronald E. Shaw and Joyce A. Shaw by virtue of that certain Warranty Deed dated June 28, 2002, at Instrument No. 20020702-0079347 in the Register's Office of Davidson County, Tennessee.

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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable; 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), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Joyce A Shaw
Joyce A Shaw

Ronald E Shaw by Joyce A Shaw, Attn in Fact
Ronald E Shaw, by Joyce A Shaw, Attorney In Fact

STATE OF Tennessee
COUNTY OF Davidson

On this 26th day of August, 2016 Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Joyce A Shaw , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2016.

Darby Bensel
Notary Public

My Commission Expires: July 6, 2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson

Joyce A. Shaw, being first duly sworn, makes oath in accordance with T.C.A. Section 34-6-105(c), that he/she did not have at the time of the exercise of the powers of attorney actual knowledge of the termination of the power by revocation or of the death of Ronald E. Shaw, the principal.

This 26th day of August, 2016

Joyce A. Shaw

Joyce A. Shaw

Sworn to and subscribed before me by Joyce A. Shaw this 26th day of August, 2016.

Notary Public

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires July 6, 2020

State of Tennessee
County of Davidson

On this 26th day of August, 2016 before me personall appreared Joyce A. Shaw, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the forgoing instrument in behalf of Ronald E. Shaw and who acknowledged that they executed the same as the free act and deed of Ronald E. Shaw.

WITNESS my hand and official seal at office this 26th day of August, 2016

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Darby Bensel
Notary Public
My Commission expires July 6, 2020

Property Owner & Address: Tiffany Nicole McKie

Owner at Property Address

Tax Parcel No 052080A26000CO

Property Address: 908 Santa Maria Cove
Madison, TN 37115

MAIL TAX BILLS TO: Owner at Property Address

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $136,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Tiffany Nicole McKie
AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of August, 2016.

Darby Bensel
Notary Public

My Commission Expires: July 6, 2020

DARBY H BENSEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES SEPT 25, 2019