Davidson County	DEEDWARR
Recvd: 09/14/16 09:45	2 pgs
Fees:13.00 Taxes:684.13	
20160914-0096512	

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0630-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of September, 2016

Notary Public
My Commission Expires: 01-06-2020

Address of New Owner	Send Tax Bills To:	
Daniel Shifflett 617 Denver Drive Hermitage, TN 37076	First Liberty Financial Group 9520 Ormsby Station Rd, Ste 20 Louisville, KY 40223	Map/parcel: 075-08-0-018.00

FRN-165373

WARRANTY DEED

FOR AND IN 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, I/WE

Angelia L. Burnette Wright, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Shifflett and Taylor Shifflett, husband and wife,

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 236, Tulip Grove, Section Four, of record in Book 4175, Page 12, Register's Office for Davidson County, Tennessee.

SAID Lot No. 236 fronts 81.00 feet on the northeasterly side of Denver Drive and extends back 150.60 feet on the northwesterly line and 150.98 feet on the southeasterly line to a dead line in the rear, measuring 81.0 feet thereon.

BEING the same property conveyed to Angelia L. Burnette Wright by Warranty Deed from Southern Financial, Inc., dated 6/8/01 and recorded 6/21/01 in Instrument Number 20010621-0065757, Register's Office for Davidson County, Tennessee. See also Correction Instrument (incorrectly called a Deed of Correction) executed 7/23/01 by Angelia L. Burnette Wright and recorded on 8/7/01 in Instrument Number 20010807-0084963, clarifying and clearing up a gap in chain of title which appeared in a prior deed in Book 8697, Page 952, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 617 Denver Drive Hermitage, TN, 37076

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 12th day of September, 2016

Angelia L. Burnette Wright

Angelia L. Burnette Wright

STATE OF PENNSYLVANIA

COUNTY OF CAMBRIA

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Angelia L. Burnette Wright, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 12th day of September, 2016

Lois A Banda

Notary Public

My Commission Expires: MAY 21, 2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lois A. Banda, Notary Public
City of Johnstown, Cambria County
My Commission Expires May 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson S.S.

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires
4-24-2018