BILL GARRETT, Davidson County
Trans:T20160080858 DEEDWARR
Recvd: 09/15/16 10:53 2 pgs
Fees:13.00 Taxes:613.83
20160915-0097020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $165,900.00

Affiant

Subscribed and sworn to before me, this 13 day of September, 2016.

Notary Public

My commission expires: 3-6-18

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
4751 Trousdale Suite 111
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Micah Gardner	**New Owner**	**10709008700**
903 Rexdale Drive		
Nashville, TN 37217		

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 ACKNOWLEDGE, WE,

Donna J. Taylor, Howard E. Shockley, Jr., Robert J. Shockley, tenants in common, and Betty Jo Horton Shockley AKA Betty Jo Shockley, Life Tenant, by Donna Jane Taylor, her Attorney in Fact,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Micah Gardner and Jenay Gardner, Husband and Wife,

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, TENNESEE, BEING LOT NO. 77 ON THE PLAN OF PATRICIA HEIGHTS, SECTIONM I, OF RECORD IN BOOK 2331, PAGES 130 AND 131, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 77 FRONTS 173 FEET ON THE SOUTHWESTERLY SIDE OF REXDALE DRIVE AND RUNS BACK 162.6 FEET ON THE SOUTHERLY LINE AND 134.2 FEET ON THE NORTHWESTERLY LINE TO A DEAD LINE IN THE REAR, ON WHICH IT MEASURES 76.7 FEET.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED DATED 9/6/04 OF RECORD IN INSTRUMENT NO. 200409170112385, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, FROM HOWARD E. SHOCKLEY AND WIFE, BETTY JO HORTON SHOCKLEY, TO DONNA J. TAYLOR, HOWARD E. SHOCKLEY, JR., AND ROBERT Y. SHOCKLEY, TENANTS IN COMMON, SUBJECT TO A LIFE ESTATE RETAINED BY HOWARD E. SHOCKLEY AND BETTY JO HORTON SHOCKLEY. HOWARD E. SHOCKLEY DIED ON 5/19/13 THEREBY EXTINGUISHING HIS LIFE ESTATE INTEREST IN SUBJECT PROPERTY. DONNA JANE TAYLOR EXECUTES THIS INSTRUMENT ON BEHALF OF BETTY JO HORTON SHOCKLEY, AKA BETTY JO SHOCKLEY, TO CONVEY HER LIFE ESTATE INTEREST IN SUBJECT PROPERTY PURSUANT TO THAT DURABLE POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 201609010091903, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved (__X__) unimproved (____) property known as 903 Rexdale Drive, Nashville, TN 37217.

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 in 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/our hand(s) this 13th day of September, 2016.

Donna J. Taylor
DONNA J. TAYLOR

Howard E. Shockley Jr.
HOWARD E. SHOCKLEY, JR.

Robert J. Shockley
ROBERT J. SHOCKLEY

Betty Jo Shockley By Donna Jane Taylor Attorney In Fact
BETTY JO SHOCKLEY, BY DONNA JANE TAYLOR,
ATTORNEY IN FACT

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Donna J. Taylor, Howard E. Shockley, Jr., and Robert J. Shockley, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Brentwood, Tennessee, this 13th day of September, 2016.

Notary Public

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, Donna Jane Taylor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Betty Jo Shockley and that she is authorized by Betty Jo Shockley to execute this instrument on her behalf.

Witness my hand and seal at office in Brentwood, Tennessee, this 13th day of September, 2016.

Notary Public

My Commission Expires:_____

MARK B. LEEDOM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON