WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160083644 DEEDWARR
Recvd: 09/23/16 09:40 3 pgs
Fees:17.00 Taxes:1757.50
20160923-0100355

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 20th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michelle Haft and Joseph Shipp	Franklin American Mortgage Company	083 10 0 014.00
(NAME)	(NAME)	
1514 Gartland Ave.	6100 Tower Circle , Ste 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Seventy-Five Thousand And No/100 Dollars ($475,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Elmo Shade, an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michelle Haft and Joseph Shipp, 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, Tennessee, being Lot No. 67 and the easterly 3 ½ feet of Lot No. 68 on the plan of the Subdivision of the A.V.S. Lindsley 29 acre tract, of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 67 and part of Lot No. 68 front together 47 feet on the southerly margin of Gartland Avenue and extend back 150 feet on the easterly line being the westerly margin of North 16th Street, formerly Hickman Street, and 150 feet on the westerly line to a dead line in the rear, measuring 46 feet thereon.

Being the same property conveyed to Michael Glen Weaver and Denice Evelyn Hicks, as tenants in common with rights of survivorship by Warranty Deed from Janet D. Lewis and husband, Robert Warren Grace dated July 17, 2006 and recorded July 19, 2006 as Instrument No. 20060719-0087020, in said Register's Office for Davidson County, Tennessee.

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Being the same property conveyed to Michael Glen Weaver by Quitclaim Deed from Denice Evelyn Hicks dated January 25, 2008 and recorded February 25, 2008 as Instrument No. 20080225-0018507, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Candace Nordman, Trustee by Quitclaim Deed from Michael Glen Weaver dated November 20, 2008 and recorded November 25, 2008 as Instrument No. 20081125-0115420, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Elmo Shade and Tracy Lee Mitchell, as Tenants in Common with Rights of Survivorship by Quitclaim Deed from Elmo Shade, married dated May 25, 2010 and recorded June 2, 2010 as Instrument No. 20100602-0042367 and being recorded in Corrective Quitclaim Deed recorded April 10, 2012 as Instrument No. 20120410-0030672 to correct the legal description and its entirety, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1514 Gartland Ave., Nashville, TN 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 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, has 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 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 our hands this 20 day of September, 2016

Elmo Shade

File Number: GRN-165493SSO

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Elmo Shade, an unmarried manthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of September, 2016.

Notary Public

My Commission Expires: 7/6/20

(SEAL) HOLLAR MONROE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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