WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085687 DEEDWARR
Recvd: 09/29/16 12:35 2 pgs
Fees: 13.00 Taxes: 869.50

20160929-0102759

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Kathleen Bear
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28 DAY OF September 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Braswell	New Owner	
(NAME)	(NAME)	
168 Charleston Park		104-13-0-194.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, GEORGE GRUHN, CO-PERSONAL REPRESENATIVE AND R. ANDREW BOOSE, CO-PERSONAL REPRESENATIVE OF THE ESTATE OF STEVEN KERN SHAW, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT BRASWELL, 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 described as follows, to wit:

Tract I:

Being Lot No. 9, Block "A", on the Plan of Bellwood Subdivision, of record in Book 547, Page 149, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 60.00 feet on the Northerly margin of Valley Vista Road and extends back 177.33 feet on the Easterly line and 179.23 feet on the Westerly line to a line in the rear, measuring 62.0 feet thereon.

Tract II:

Being the Easterly 20.0 feet of Lot No. 8, Block "A", on the Plan of Bellwood Subdivision, of record in Book 547, Page 149, Register's Office for Davidson County, Tennessee.

Said Easterly part of Lot No. 8 fronts 20.0 feet on the Northerly margin of Valley Vista Road and extends back 179.23 feet on the Easterly line and 180.19 feet on the Westerly line to a line in the rear, measuring 20.0 feet thereon.

Being the same property conveyed to Steven K. Shaw, unmarried by Warranty Deed from Ronald Howard Kimbro and wife, Katherine D. Kimbro, recorded on the 22nd day of June, 2000 in Instrument No. 200006220062367 and Probate Docket #15P-1511, in the Register's Office of Davidson County, Tennessee. Steven Kern Shaw died on August 25, 2015. George Gruhn and R. Andrew Boose are appointed Co-Personal Representatives and were vested with power to sell without the joinder of any beneficiary under the Will of Steven Kern Shaw a/k/a Steven Shaw probated under Docket No. 15P-1511, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Steven K. Shaw and Steven Kern Shaw are one and the same.

This conveyance is subject to 2016 Real Property taxes; and All matters appearing on the plan of record in Plat Book 547, Page 149, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as unimproved

3624 Valley Vista Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 my hand this 28th day of September, 2016

ESTATE OF STEVEN KERN SHAW

BY: _____

GEORGE GRUHN, CO-PERSONAL REPRESENTATIVE

BY: _____

R. ANDREW BOOSE, CO-PERSONAL REPRESENTATIVE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public George Gruhn with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Co-Personal Representative of The Estate of Steven Kern Shaw, and who further acknowledged that he is authorized to execute the within instrument as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee this 28th day of September, 2016.

Commission expires: 11/5/19

_____ Notary Public

KELVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, the undersigned notary public, R. Andrew Boose, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged he is Co-Personal Representative of the Estate of Steven Kern Shaw, and who further acknowledged that he is authorized to execute the within instrument as Co-Personal Representative.

Witness my hand and official seal at Nashville, Tennessee this 26th day of September 2016.

Commission expires:

Christine K. Ulrich

Notary Public

CHRISTINE K. ULRICH
NOTARY PUBLIC, State of New York
No. 01UL4656700
Qualified in Dutchess County
Commission Expires January 31, ~~2018~~ 2018