WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160092610 DEEDWARR
Recvd: 10/20/16 09:33 2 pgs
Fees:13.00 Taxes:2756.50
20161020-0110825

P-BR-16-0809-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $745,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/24/2018 (AFFIX SEAL)

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Andrew M. McShane and Jacqueline K. McShane	US BANK NATIONAL ASSOCIATION ~~MCSHANE~~	
(NAME) **809 Hillwood Blvd**	(NAME) 4801 FREDERICA STREET OWENSBORO KY, 42301	**102-12-0-109.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS) OWENSBORO KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN FULLER AND TONYA DURANT, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW M. MCSHANE AND JACQUELINE K. MCSHANE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 265 on the Plan of Hillwood Subdivision, Section 1 of record in Plat Book 3700, Page 140, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 265 fronts 104.0 feet on die Southwesterly side of Millwood Boulevard, and extends back 394.6 feet on the Northwesterly line and 461.5 feet on the Southeasterly line to a line in the rear, on which it measures 180.7 feet.

Being the same property conveyed to Jonathan Fuller and Tonya Durant by Warranty deed from Eric Blair Daly, unmarried of record in Instrument No. 20140912-0083733 Register's Office for Davidson County, Tennessee, dated August 29, 2014 and recorded on September 12, 2014.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 3700, Page 140;
- Easements of record in Book 4170, Page 562, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **809 Hillwood Blvd, Nashville, Tennessee 37209**.

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, 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 GRANTEE(S), 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 the 14th DAY OF OCTOBER, 2016.

Jonathan Fuller

Tonya Durant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN FULLER AND TONYA DURANT, the within named bargainor, 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 official seal, this the 14th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212