Davidson County	DEEDWARR
Recvd: 10/25/16 13:21	2 pgs
Fees:13.00 Taxes:1776.00	
20161025-0112727	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24 day of October, 2016

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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).
Laura Katherine Behne	Laura Katherine Behne	129 10 0 041.00
(NAME)	(NAME)	
6624 Ellesmere Rd	6624 Ellesmere Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205-3928	Nashville, TN 37205-3928	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Eighty Thousand And No/100 Dollars ($480,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Paul D. Sheldon and wife Sue A. Sheldon**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Laura Katherine Behne, an unmarried woman**, 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. 64 on the Plan of West Meade Park, Inc., Section 3, as of record in Book 3300, page 23, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul D. Sheldon and wife, Sue A. Sheldon by Warranty Deed from O. Neal Daly and wife, Anna Maria Daly and Diana Maria Daly dated June 9, 1992 and recorded June 10, 1992 in Book 8649, Page 300, 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 6624 Ellesmere Rd, Nashville, TN 37205-3928

File Number: GRN-166714FC

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 24 day of October, 2016

Paul D. Sheldon

Sue A. Sheldon

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Paul D. Sheldon and wife Sue A. Sheldon, the 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 24th of October, 2016.

Notary Public

My Commission Expires: 7/6/20

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

True Copy Certification

I Maxwell Coyle, 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.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

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

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

File Number: GRN-166714FC