BILL GARRETT, Davidson County
Trans:T20160103595 DEEDWARR
Recvd: 11/23/16 09:27 2 pgs
Fees:13.00 Taxes:606.80
20161123-0123593

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$164,000.00** Brian Mitchell
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 22nd day of November, 2016. Dana Delworth
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krystal N. Gordley 2711 Wellman Drive Nashville, TN 37214	new owner	096-13-025.00

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 acknowledged, we,

Ronald Paul Shields, Trustee of The Shields Irrevocable Trust, UAD September 22, 2005

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Krystal N. Gordley, a single 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:

Being Lot No. 98 on the plan of Perry Heights, as of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to The Shields Irrevocable Trust, UAD September 22, 2005 by deed from James V Baker, unmarried dated March 30, 2012 of record in Instrument Number 20120405-0029051, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 2900, Page 18, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 2928, Page 445, amended in Book 11428, Page 498, Register's Office for Davidson County, Tennessee.
4) Property is subject to Charter for Neighborhood Association, Inc. of record in Book 7271, Page 917, said Register's Office.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **2711 Wellman Drive, Nashville, TN 37214**
(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(s) this 17 day of November, 2016.

Ronald Paul Shields Trustee
Ronald Paul Shields, Trustee

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, Ronald Paul Shields, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee of The Shields Irrevocable Trust, UAD September 22, 2005 and is authorized by The Shields Irrevocable Trust, UAD September 22, 2005 to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 17 day of November, 2016.

Jessica Scroggin #604486
NOTARY PUBLIC

My Commission Expires:
7-11-2020

JESSICA SCROGGIN NOTARY PUBLIC STATE AT LARGE KY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076