Davidson County	DEEDWARR
Recvd: 12/06/16 14:00	3 pgs
Fees:18.00 Taxes:518.00	
20161206-0127994	

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$140,000.00**
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|2 day of December, 2016.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 7-24-17
| (AFFIX SEAL)

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

166688

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 NUMBER:
Narciza and Jesus Calderon 5229 Tusculum Court Nashville, TN 37211	Bank of America 4500 Amon Carter Blvd Ft. Worth TX 76155	162-06-216.00

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

Narciza Calderon and Jesus Calderon, wife and husband

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. 153 on the Plan of Fair Oaks Subdivision, Section 2 of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description of said lot.

Said Lot No. 153 fronts 70 feet on the westerly margin of Tusculum Court, and runs back 117.65 feet on the north sideline, thence 96.57 feet across the west lot line, and measures 52.23 feet to a steel pin, thence 34.25 feet to a steel pin, thence 39.27 feet around a curve, fronting the northerly margin of Ocala Drive.

Being part of the same property conveyed to Ronald Paul Shields, Trustee of the Shields Irrevocable Trust UAD September 22, 2005 by Paul R. Shields and Nelda R. Shields dated September 22, 2005 of record in Instrument Number 20051007-0121183, 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 4460, Pages 52-53, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 4556, Page 718, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **5229 Tusculum Court, Nashville, TN 37211**
(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 2nd day of December, 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 2ND day of December, 2016.

John Bernthold
NOTARY PUBLIC

JOHN V. BERNTHOLD NOTARY PUBLIC STATE AT LARGE KY

My Commission Expires:
10/12/2020

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

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 Willamson 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 Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018