This instrument prepared by:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 Second Ave. North, Suite 310
Nashville TN 37201

Davidson County DEEDWARR
Recvd: 12/19/16 16:13 3 pgs
Fees:18.00 Taxes:1647.35
20161219-0133321

FILE NO: 2016-081

GENERAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Loran Shallenberger	(NAME) Same as new owner	Map & Parcel #09116009500
(STREET ADDRESS) 4504 Nevada Ave.	(STREET ADDRES	
(CITY) (STATE) (ZIP) Nashville TN 37209		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **MARIANNE GROGAN,** hereinafter Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said **LORAN SHALLENBERGER and wife, EMILY MITCHELL,** hereinafter Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot #405 and in the westerly 25 of Lot #403 of Block 19, Charlotte Park Company's First Edition as of record in Plat Book 57, page 103, Register's Office, Davidson County, Tennessee. Said Lot #405 and part of Lot #403 adjoin and front together 75 feet on the north side of Nevada Avenue and extend back northwardly between parallel lines 180 feet to an alley.

Being the same property conveyed to Marianne Grogan, a single person by deed of record in Instrument #20150406-0029300, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is **$445,230.00**

Subscribed and sworn to before me this the 15 day of December, 2016.

Affiant

My commission expires: 1-2018 (Affix Seal)

Notary Public

MARJORIE A. HAINES NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires Jan. 31, 2018

The above described property known as 4504 Nevada Ave., Nashville TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons whatsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed effective as of the day of December, 2016.

MARIANNE GROGAN

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for said County and State, **Marianne Grogan,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 15th day of December, 2016.

Notary Public

My commission expires: 10-21-2018

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018

* *

ENCUMBRANCES:

1. 2017 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plat of Block 19, Charlotte Park Company's First Edition as of record in Plat Book 57, page 103, Register's Office, Davidson County, Tennessee.

   NOTE: Shared Wall Agreement recorded in Book 6024, page 234, Register's Office, Davidson County, Tennessee, is not an encumbrance on title because the building that was the subject to said Agreement is no longer located on the property.

True Copy Certification

I, Kay B. Housch, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Marjorie A. Haines, a notary public for this county and state, KAY B HOUSCH, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10-21-2018
Notary Seal (if on paper)

MARJORIE A. HAINES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 21, 2018