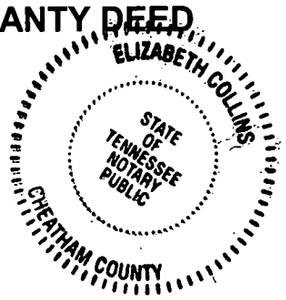
WARRANTY DEED



P-CPC-16-01142-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/23/19 (AFFIX SEAL)

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)
James R. Shackleford, IV and Brenda Shackleford Pruitt	Movement Mortgage	
(NAME)	(NAME)	
1142 Duncanwood Drive	8024 Calvin Hall Rd.	**131-04-0-221.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Indian Land, SC 29707	
(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, **BENJAMIN CLEVELAND FORDHAM AND BEVERLY S. FORDHAM, MARRIED, AND ALEXANDER GRAVES FORDHAM, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAMES R. SHACKLEFORD, IV, A SINGLE MAN, AND BRENDA SHACKLEFORD PRUITT, A SINGLE WOMAN, AS JOINT TENANTS WITH NO RIGHT OF SURVIVORSHIP,** 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. 1 on the Plan of Duncanwood of record in Plat Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Cleveland Fordham, Beverly S. Fordham and Alexander Graves Fordham, as joint tenants with right of survivorship by Warranty deed from John Allan Catchings and Sue H. Catchings, husband and wife of record in Instrument No. 20150630-0063240 Register's Office for Davidson County, Tennessee, dated June 30, 2015 and recorded on June 30, 2015.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1424, Page 139;
- Restrictions of record in Book 1786, Page 178;
- Restrictive Covenants for an accessory apartment issued by Metropolitan Government Department of Codes of record in Book 11239, Page 555;
- Easement(s) of record in Book 3920, Page 824, 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: **1142 Duncanwood Drive , Nashville, Tennessee 37204**.

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.

BILL GARRETT, Davidson County
Trans:T20160113864 DEEDWARR
Recvd: 12/28/16 08:56 2 pgs
Fees:13.00 Taxes:2127.50
20161228-0136049

Witness my/our hand(s) this the 23rd DAY OF DECEMBER, 2016.

Benjamin Cleveland Fordham

Beverly S. Fordham by Benjamin Cleveland Fordham, Attorney-In-Fact

Alexander Graves Fordham

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN CLEVELAND FORDHAM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN CLEVELAND FORDHAM, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BEVERLY S. FORDHAM, and who acknowledged he/she/they executed the same as the free act and deed of the said BEVERLY S. FORDHAM.

Witness my hand and official seal, this the 23rd of December, 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

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER GRAVES FORDHAM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of December, 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