NAME AND ADDRESS OF NEW OWNERS:
Gabriel Posey
2581 Jordan Ridge Dr.
Nashville, TN 37218

SEND TAX BILLS TO:
Franklin American Mortgage Company
6100 Tower Circle, Suite 600
Franklin, TN 37067

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP& PARCEL: 058090A29100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **MELISSA A. SHROPSHIRE AND GREGORY SHROPSHIRE, WIFE AND HUSBAND** have this day bargained and sold and do hereby transfer and convey unto, **GABRIEL F. POSEY, A MARRIED MAN, AND BARBARA POSEY, HIS WIFE,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 291 on the plan of Jordan Ridge at Eaton's Creek Phase 10 "A Cluster Lot Planned Unit Development" of record in Plat at Instrument No. 20110729-0058396, and as amended in Instrument No. 20021210-0152343, Register Office for Davidson County, Tennessee, to which plan reference is here made for more complete description thereof.

Being the same property conveyed to Melissa A. Shropshire and Gregory Shropshire, wife and husband, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes on May 29, 2012, and filed for record in Instrument No. 20120530-0046548, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record in the applicable Plat and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 2581 Jordan Ridge Dr., Nashville, TN 37218

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We further covenant with the said grantees, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein.

Davidson County DEEDWARR
Recvd: 01/03/17 11:25 3 pgs
Fees:18.00 Taxes:888.00
20170103-0000247

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

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 30th day of December, 2016.

Melissa A. Shropshire

Gregory Shropshire

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Melissa A. Shropshire and Gregory Shropshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 30th day of December, 2016.

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

NOTARY PUBLIC

My Commission Expires:
7/23/2018

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is ~~$238,000.00~~ * which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

*$240,000.00

AFFIANT

Sworn to and subscribed before me, this the 30th day of December, 2016.

NOTARY PUBLIC

My commission expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

