BILL GARRETT, Davidson County
Trans:T20170004257 DEEDWARR
Recvd: 01/17/17 11:25 4 pgs
Fees:23.00 Taxes:1184.00

20170117-0004786

This instrument prepared by:
Fidelity Residential Solutions
120 Longwater Drive Suite 106
Norwell, MA 02061
778257 466652-000250
Eileen Spink

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME) Salome Castro Casanova	(NAME) New Owner	181-01-0B-099.00-CO
(STREET ADDRESS OR ROUTE NUMBER) 7609 Mint Leaf Dr.	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville, TN 37211	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Charise Shields a/k/a Cherise Shields and Larry Shields, wife and husband have this day bargained and sold, and do hereby transfer and convey unto the said Salome Castro Casanova, unmarried the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson, Tennessee as follows:

See Attached Exhibit "A".

Being that same property described in and conveyed to the Grantor herein by Warranty Deed of record at Instrument No. _____ in the Register's Office of _____ County, Tennessee.

STATE OF TN
COUNTY OF Williamson The actual consideration or value whichever is greater, for this transfer is $ 320,000.00

Affiant Kim Murray

Subscribed and sworn to before me this the 13th day of January, 2017

Notary Public ✓ Janice H. Collins

My commission expires: ✓ 9-11-17
(Affix Seal)

JANICE H. COLLINS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE OF TENNESSEE

This is unimproved ( ), known as 7609 Mint Leaf Drive, Nashville, TN 37211
improved X

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.

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.

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.

Witness our hand this 2nd day of December, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Charise Shields

X _____
Larry Shields

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, DHARAM P. GOYAL, a Notary Public in and for said County and State, Charise Shields, the within named bargainor Married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of Dec, 2016.

✓ _____
Notary Public
(This area for official notarial seal)

My Commission Expires: ✓ 05/08/2018

DHARAM PAL GOYAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

Page 3 Warranty Deed Acknowledgment

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, DHARAM PAL GOYAL, a Notary Public in and for said County and State, Larry Shields, the within named bargainor Married (fill in marital status), 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 for the purposes therein contained.

Witness my hand, at office, this 2nd day of Dec, 2016.

✓ _____ (This area for official notarial seal)
Notary Public
My Commission Expires: ✓ 05/08/2018

DHARAM PAL GOYAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 5-8-2018

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Phase One, 2nd Addition to Sugar Valley, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20050105-0001853, 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 Larry Shields and Cherise Shields, husband and wife by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20101025-0085192 Register's Office for Davidson County, Tennessee, dated October 20, 2010 and recorded on October 25, 2010.

Charise Shields and Cherise Shields are one and the same person.