BILL GARRETT, Davidson County
Trans:T20170016655 DEEDWARR
Recvd: 02/27/17 09:02 2 pgs
Fees:13.00 Taxes:721.50
20170227-0019015

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Subscribed and sworn to before me this 10th day of January, 2017

Notary Public

My commission expires: 12/10/19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Patrick Vincent **Lauren Kinney**	new owner	**07207002200**
1228 Shelton Avenue		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

Ronald E. Jackson and Caitlin M. Shannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Patrick Vincent and Lauren Kinney, husband and wife

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 part of Lot No. 67 on the Plan of Inglewood Place as of record in Book 332, page 101, Register's Office for said County, described as follows: Beginning on the Southerly margin of Shelton Avenue at a point 50 feet West of the Westerly margin of Oxford Street; thence with the Southerly margin of said Avenue Westerly 50 feet; thence Southwardly and parallel with the Westerly margin of Oxford Street, 189.8 feet, more or less, to the Northerly line of Lot 26; thence with said line, Eastwardly 50 feet; thence Northwardly and parallel with the Westerly margin of Oxford Street 189.85 feet, more or less, to the beginning.

Being the same property conveyed to Ronald E. Jackson and Caitlin M. Shannon, from Gina M. Orner, married, by Warranty Deed dated April 15, 2014, of record in Instrument No. 20140417-0032341, Register's Office for Davidson County, Tennessee. Ronald E. Jackson and Caitlin M. Shannon are both unmarried.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1228 Shelton Avenue, Nashville, TN 37216.

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 in 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/our hand(s) this 10th day of January, 2017.

Ronald E. Jackson

Caitlin M. Shannon By Robert Shannon
ATTORNEY IN FACT
Caitlin M. Shannon
By: Robert Shannon
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Ronald E. Jackson,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of January, 2017.

Notary Public

My Commission Expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **ROBERT SHANNON** to me known to be the person who executed the foregoing instrument in behalf of **Caitlin M. Shannon** as **his/her** Attorney in Fact, and acknowledged that **he/she** executed the same for the purposes therein contained as the free act and deed of the said **Caitlin Shannon.**

Witness my hand, at office, this 10th day of January, 2017.

Notary Public

My Commission Expires: 12/10/19

DAWN THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON