Davidson County DEEDWARR
Recvd: 04/04/17 09:26 2 pgs
Fees:13.00 Taxes:925.00
20170404-0032615

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

FRN-171268

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$250,000.00.**

Affiant

Subscribed and sworn to before me this 24th day of March, 2017.

Notary Public
My Commission expires:

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Alexander Shipley	New Owner	050-15-0-022.00
3302 Doverside Drive		
Nashville, TN 37207		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John M. Williams, unmarried, and Gail Hunter, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Alexander Shipley, an unmarried man and Thomas Shipley, a married man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 572 on the plan of Parkwood Estates, Sectino 4, of record in Book 3300, page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 572 fronts 103.0 feet on the southerly margin of Doverside Drive and runs back between lines, 150 feet on the easterly line and 150 feet on the westerly line to a dead line on which ot measures 114.98 feet.

Being the same property conveyed to John M. Williams and Gail Hunter (erroneously spelled as Gail Hunuter on prior deed), as joint tenants with right of survivorship, from Rachel W. Kuykendall, by deed on April 1, 2016, of record in Instrument Number 20160404-0031494, Register's Office for Davidson County, Tennessee.

Gail Hunter being the same as Gail Hunuter as shown on prior deed

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3300, page 80, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3434, page 270; and Book 3616, page 269, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3302 Doverside Drive, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 24, 2017.

John M. Williams

Gail Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John M. Williams**, **Gail Hunter** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 24, 2017

My commission expires 7/8/19

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY