WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/04/17 10:54 2 pgs
Fees:13.00 Taxes:518.00
20170404-0032773

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $140,000.00.

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 30th day of March, 2017

Notary Public
My Commission expires: 11-5-2018
(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:
The 945 W Greenwood Trust	SAME	083-01-0-008.00
P.O. Box 160772		
Nashville, TN 37216	,	

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, **Jennifer Henderson Shoulders, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Andy Maloney, as Trustee for The 945 W Greenwood Trust**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly 50 feet of Lot No. 24 on the Map of Tim H. Moore's Subdivision of parts of Lots Nos. 2,3,4 and 5, Johnson & Smith's land as of record in Book 332, page 107, and the westerly 50 feet of Lots No. 31 and 32 on the Plan of Nashville Trust Co. Subdivision of the Tim H. Moore tract, as of record in Book 843, page 79, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jennifer R. Henderson, unmarried, by deed from Daniel J. Brock, on November 25, 2009, of record in Instrument Number 20091130-0109075, Register's Office for Davidson County, Tennessee.

Jennifer R. Henderson since married and since divorced and n/k/a Jennifer Henderson Shoulders, unmarried. Any and all marital interest of ex-husband, Paul Robert Shoulders was divested and conveyed to Jennifer Henderson Shoulders in Marital Dissolution Agreement and Final Decree of Divorce in Cause No. 16D2207, on March 8, 2017, Chancery Court of Davidson County, Tennessee.

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 843, page 79 & Book 332, page 107, Register's Office Davidson County, Tennessee.

This is improved property known as: **945 West Greenwood Avenue, Nashville, TN 37206**

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 30, 2017.

Jennifer Henderson Shoulders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jennifer Henderson Shoulders** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 30, 2017

My commission expires 7/8/19

Notary Public

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

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.