Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
7002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $474,900.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON THE 8TH DAY OF MAY, 2017. NOTARY PUBLIC MY COMMISSION EXPIRES

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 17-3155B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Shaffer Home Services, LLC, a Tennessee Limited Liability Company	New Owner	131-11-0-072-00
1105 Glenwood Ave Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

JAMES WILLARD STRONG, SR., UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 30 and a lot marked "reserved" lying east of Lot No. 30 on the Plan of Section 1. Seven Hills, as of record in Book 2133, pages 81 and 82, Register's Office for said County and described as follows:

Beginning at a point in the easterly margin of Belmont Park Terrace at the corner of Lot No. 30 and 31; thence with the line between said lots easterly 243.9 feet to a point in the west Line of said tract marked "Reserved"; thence with the line between said "reserved" tract and Lot 31, northerly 40.3 feet to a point; thence easterly 250 feet to a point: thence southerly 246 feet to a point; thence westerly 500.1 feet to the east margin of Belmont Park Terrace; thence with the margin of same northerly 240.8 feet to the point of beginning.

Included in the above described description, but expressly excluded from this conveyance is that portion of the property which was conveyed to Carissa Meyer by Warranty Deed from James Willard Strong, Sr. and wife, Despina G. Strong, of record in Instrument No. 20010801-0081715, said Register's Office, and described as follows:

Land in Davidson County, Tennessee, being a lot marked "RESERVED" and lying East of Lot No. 30 on the Plan of Section I, Seven Hills, as of record in Book 2133, pages 81 and 82, Register' s office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Willard Strong, Sr. and wife, Despina G. Strong by Quitclalim deed from James Willard Strong, Sr. of record in Book 11466, page 277, Register's Office for Davidson County, Tennessee, dated April 29, 1999 and recorded on May 6, 1999. Despina G. Strong having since died on March 3rd, 2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page (s) 81 and 82, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2249, Page 192 and Book 9563, Page 187, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 2333, Page 286, in the Register's Office for Davidson County, Tennessee.

NOTE: Pending disbursement of the full proceeds of the loan secured by the Deed of Trust insured, the Policy when issued will insure only to the amount actually disbursed but increases as the proceeds are disbursed, pursuant to a legally binding obligation to disburse contained as a written agreement at the date of policy and made in good faith and without knowledge or notice of any

BILL GARRETT, Davidson County
Trans: T20170039978 DEEDWARR
Recvd: 05/10/17 13:34 2 pgs
Fees: 13.00 Taxes: 1757.13
20170510-0046538

defects or claims of defect in title up to the face amount of the policy. Such increases in amount will not change the date of the policy, unless such change of date is specifically made by endorsement.

This is property known as 4624 Belmont Park Terrace, 37215Nashville, TN

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 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 hand on the 8th day of May, 2017.

x James Willard Strong Sr.

James Willard Strong, Sr.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES WILLARD STRONG, SR., the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 8th day of May, 2017.

Laurie Damewood

Notary Public

My Commission Expires: 3/10/21

File #: 17-3155B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY