Davidson County	DEEDWARR
Recvd: 05/12/17 09:37	3 pgs
Fees:18.00 Taxes:666.00	
20170512-0047192	

#33627

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of May, 2017.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Shelton	~~NEW OWNER~~	143-01-OC-004.00
(NAME)	First Bank (NAME)	
6952 Hwy 70 Street, # 104	3188 Cabbard Lane, Suite 205	
(ADDRESS)	Franklin, TN 37067 (ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we, **Carlos B. Jasso and wife, Lisa Kelley**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Daniel Shelton, an unmarried man**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Unit Number 104 on the Plan of First Revision Horizontal Property Regime Common Element Plat West Port Landing Condominiums, of record in Plat Instrument No. 20040310-0027295, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description, together with the appurtenant interest in the common elements of the West Port Landing Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20031031-0160421 and amendment of master deed record in Instrument No. 20041201-0143197.

Being the same property conveyed to Carlos B. Jasso by Warranty Deed from Corinthian Custom Homes, Inc., dated 09/15/2004, recorded on 09/21/2004 of record in Instrument No. 20040921-01113644, in the Register's Office for Davidson County, Tennessee. Lisa Kelley, wife of Carlos B. Jasso, joins in this instrument for the purpose of conveying her marital interest in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Instrument No. 200403100027295, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Instrument No. 20031031-0160421 and Amendment to the Master Deed Restrictions of record in Instrument No. 20041201-0143197, in the Register's Office for Davidson County, Tennessee.
Declaration of Public Utilities Easement of record in Book 6431, Page 395 and Book 6532, Page 900,

in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 6952 Hwy 70 Street, # 104, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 our hands this 9th day of May, 2017.

Carlos B Jasso by Wanda Snell Attorney in fact
Carlos B. Jasso

Lisa Kelley by Wanda Snell Attorney in fact
Lisa Kelley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wanda Snell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who proved herself to be the attorney in fact of Carlos B. Jasso and Lisa Kelley and who being authorized to do so acknowledged she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of May, 2017.

Notary Public
My Commission Expires: 8/25/17

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

