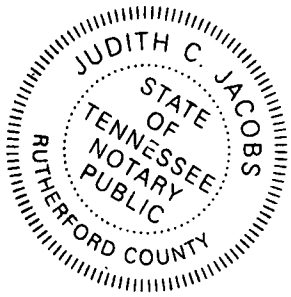
(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170043970 DEEDWARR
Recvd: 05/24/17 09:12 2 pgs
Fees:13.00 Taxes:482.85
20170524-0051435



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 1-20-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 100, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kelvin D. Shaw	Regions Bank dba Regions Mortgage	135-10-O-E/14.00
(NAME)	(NAME)	
1129 Ransom Way	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Braden Sorrow,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kelvin D. Shaw,** 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 Unit 14 Ransom Park Villas as appears on the Master Deed of Ransom Park Villas, recorded in Instrument No. 20130711-0072001 and amended in Instrument No. 20130719-0074970 and further amended in Instrument No. 20140703-0058673 recorded in the Register of Deeds Office Davidson county, Tennessee to which reference is hereby made for a more comprehensive and binding description.

Being the same property conveyed to Braden K. Sorrow, an unmarried man by deed from R. J. York Homes, LLC a Tennessee limited liability company dated February 13, 2015 and filed for record February 24 as instrument No. 20150224-0015807 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing of record in Instruments Nos. 20130711-0072001, amended in 20130719-0074970 and further amended in 20140703-0058673, in the Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

The taxes have been prorated between the parties and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 1129 Ransom Way, Nashville, TN 37217
(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 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 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 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 hands this 22nd day of May, 2017.

Braden Sorrow

State of Tennessee
County of Davidson

Personally appeared before me Braden Sorrow, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2017.

Notary Public Judith C. Jacobs
My Commission Expires: 1-20-20

JUDITH C. JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 201703014