WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019

(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
Keri J. Cooper	NEW OWNER	083 01 0 427.00
(NAME)	(NAME)	
922 N 14th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, **Roger Volek Shelton and wife, Allison Volek Shelton**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Keri J. Cooper, an unmarried woman**, 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 in Davidson County, Tennessee, being all of Lot 12, on the Plan of map of Subdivision of Part of the Weakley Home Place, of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Roger Volek Shelton and wife, Allison Volek Shelton by Warranty Deed from Kelli Mescher now known as Kelli Childs, unmarried, dated 09/30/2011 recorded 10/05/2011, of record in Instrument No. 20111005-0077266, in the Register's Office for Davidson County, Tennessee.

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 Book 421, Page 36, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 1558, Page 354, 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 ☐

BILL GARRETT, Davidson County
Trans: T20170047399 DEEDWARR
Recvd: 06/05/17 10:47 2 pgs
Fees: 13.00 Taxes: 1258.00
20170605-0055736

File No.: 01288-37642
SMG TN Warranty Deed

This is improved ☑ property, known as 922 N 14th Street, Nashville, TN 37206
(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 2nd day of June, 2017.

Roger Volek Shelton

Allison Volek Shelton

State of Tennessee
County of Williamson

Personally appeared before me Roger Volek Shelton and Allison Volek Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of June, 2017.

Notary Public
My Commission Expires: 8/22/17

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

DONALD H. BARNETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY