WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20170052950 DEEDWARR
Recvd: 06/21/17 08:47 2 pgs
Fees:13.00 Taxes:1435.60
20170621-0062212

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,000.00

Affiant

Subscribed and sworn to before me, this 19th day of June, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Shaffer Home Services, LLC 1105 Glenwood Ave. Nashville, TN 37204	1105 Glenwood Ave. Nashville, TN 37204	118-09-0166.00

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 consideration, the receipt of which is hereby acknowledged, I/we, Barbara Lynn Holder, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shaffer Home Services, LLC, a Tennessee Limited Liability Company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Map of Sutton Hill, Section of Marengo Park, as of record in Book 974, Page 67, Register's Office for said County.

Said Lot No. 33 fronts 76.7 feet on the Northerly side of Marengo Lane, and runs back 186.50 feet on the Westerly line and 172.50 feet on the Easterly line to a line at the rear on which it measures 75 feet.

Being the same property conveyed to John P. Cheairs, Jr. and wife, Jimmie E. Cheairs, by deed from Robert W. Terry and wife, Hazelmai Terry, of record in Book 4517, page 792, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to John P. Cheairs, Jr by Quitclaim deed from Jimmie E. Cheairs of record in Book 4661, page 572, Register's Office for Davidson County, Tennessee, dated August 15, 1972 and recorded on December 4, 1972; and

Being the same property conveyed to William J. Faimon Trustee by Quitclaim Deed from John Paul Cheairs, Jr. and Barbara Claire Cheairs of record in Book 4999, page 982, Register's Office for Davidson County, Tennessee, dated February 02, 1976 and recorded on February 25, 1976 and within the same deed the said William J. Faimon, Trustee conveyed his interest in the subject property to Barbara Claire Cheairs

Barbara Claire Cheairs married Garne Pope and became known as Barbara Claire Pope. Garne Pope died on or about April 1, 2004. Barbara Claire Pope died intestate on or about May 26, 2016. Upon her death, the subject property passed to her only heir, her daughter, Barbara Lynn Holder, as evidenced by Affidavit of Heirships of record in Instrument No. 20170621-0062210 and Instrument No. 20170621-0062211, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 916 Marengo Lane, Nashville, Tennessee 37204

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 hand(s) this 19th day of June, 2017.

Barbara Lynn Holder

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Barbara Lynn Holder; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 19th day of June, 2017.

Notary Public

My Commission Expires: 5/4/2019

John M. Wells
State of Tennessee Notary Public
Davidson County