NEW OWNER:

Thomas Radford Shanklin, III
Rebecca Stephens Shanklin
769 Jaywood Drive
Hermitage, TN 37076

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0380 KP

063-16-0B-063.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 06/27/17 11:32 3 pgs
Fees:18.00 Taxes:873.20
20170627-0064591

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Six Thousand and 00/100 Dollars** ($**236,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **LYMAN E. ARIS AND WIFE, LENNA L. ARIS**("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **REBECCA STEPHENS SHANKLIN AND THOMAS REDFORD SHANKLIN, III, WIFE AND HUSBAND,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Hampton Park (formerly Chitwood Downs) of record in Plat Book 6900, Page(s) 550 through 552, corrected in Book 7462, Page 445 and amended to change name in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lyman E. Aris and wife, Lenna L. Aris by Warranty Deed from Julie Thompson Small n/k/a Julie T. Smith and husband, Shaun Smith and Craig Thompson Small, married, by and through Julie T. Smith, Attorney-in-Fact of record in Instrument No. 20081208-

0118314 Register's Office for Davidson County, Tennessee, dated December 02, 2008 and recorded on December 08, 2008. Also see Attorney's Affidavit of Correction of record in Instrument No. 20090121-0005146, Register's Office for Davidson County, Tennessee. (Value of consideration shown in aforementioned deed $173,500.00.)

Being also known as 769 Jaywood Drive ~~Hermitage~~ Old Hickory, Tennessee ~~37076~~ 37138.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 26 day of **June, 2017**.

LYMAN E. ARIS

LENNA L. ARIS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, LYMAN M. ARIS AND LENNA L. ARIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 26 day of **June, 2017**.

SILVIA GRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 9-20-20

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The actual consideration or value, whichever is greater, for this transfer is $ **236,000.00** .

AFFIANT

Sworn to and subscribed to before me this 26th day of **June, 2017**.

NOTARY PUBLIC

My commission expires: _____

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019