THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170512108

BILL GARRETT, Davidson County
Trans:T20170060316 DEEDWARR
Recvd: 07/14/17 11:41 2 pgs
Fees:13.00 Taxes:1226.37
20170714-0070996

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $331,450.00

Affiant

Subscribed and sworn to before me, this 5th day of July, 2017.

Notary Public
My Commission Expires: 6/19/18

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Taylor Shelton and Kathryn Shelton 5127 Brucewood Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-06-0-155.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Spencer A. Ford and Megan D. Ford, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Taylor Alexander Shelton and Kathryn Suzanne Shelton, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 214, as shown on the map entitled Section 2, Huntington Park, of record in Plat Book 4175, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to SPENCER A. FORD and wife, MEGAN D. FORD, by deed from DAVID B. CARDEN and wife, MALIA K. CARDEN, of record in Instrument No. 20140430-0036184, dated April 11, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 201 and subsequent years for Map-Par. 161-06-0-155.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq

Matters shown on the Plan of record in Plat Book 4175, page 108, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 4225, page 778 and Book 4393, page 383, said Register's Office.

This is improved property located at 5127 Brucewood Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of July, 2017.

Spencer A. Ford

Megan D. Ford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Spencer A. Ford and Megan D. Ford, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of July, 2017.

Notary Public

My Commission Expires: 9/10/18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018