BILL GARRETT, Davidson County
Trans:T20170062116 DEEDWARR
Recvd: 07/20/17 10:57 3 pgs
Fees:17.00 Taxes:0.00
20170720-0073286

This instrument prepared by:
Jones, Jackson & Moll, PLC
401 North Seventh Street
Fort Smith, Arkansas 72901

Map and Parcel Numbers
135-12-0-B-047.00CO

New Owner:
Jimmie L. Shannon, Trustee of the
Jim and Gloria Shannon Family Living Trust
4016 Logan Lane
Fort Smith, AR 72903-7201

Send Tax Statement:
Jimmie L. Shannon, Trustee.
4016 Logan Lane
Fort Smith, AR 72903-7201

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, JIMMIE SHANNON AND GLORIA SHANNON, husband and wife, hereinafter called GRANTORS, for and in consideration of the sum of $10.00 and other good and valuable consideration in hand paid by JIMMIE L. SHANNON, TRUSTEE OF THE JIM AND GLORIA SHANNON FAMILY LIVING TRUST dated June 26, 2017, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto JIMMIE L. SHANNON, TRUSTEE OF THE JIM AND GLORIA SHANNON FAMILY LIVING TRUST dated June 26, 2017*, hereinafter called GRANTEE, and unto their heirs and assigns forever the following lands lying in Davidson County, Tennessee:

Being Unit No. 47 on the Plan of Horizontal Property Regime, Private Element Plat Nashboro Village Tract 7, as of record in Plat Book 11700, Page 49-50, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. Also known as 2066 Nashboro Boulevard, Nashville, 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.

To have and to hold the same unto the said Grantees and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And Jimmie Shannon and Gloria Shannon hereby covenant with said Grantees that they

*Grantee is a Revocable Living Trust

will forever warrant and defend the title to the said lands against all claims whatever.

And we, Jimmie Shannon and Gloria Shannon, for and in consideration of the sum of money, do hereby release and relinquish unto the said Grantees all our right of dower, homestead and curtesy in and to the said lands.

WITNESS our hands and seals on this 26th day of June, 2017.

JIMMIE SHANNON

GLORIA SHANNON

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) §§
COUNTY OF SEBASTIAN)

On this the 26th day of June, 2017, before me, the undersigned, a Notary Public, within and for the aforesaid County and State, duly commissioned, qualified, and acting to me appeared in person Jimmie Shannon and Gloria Shannon to me personally well known as the persons whose names appear upon the within and foregoing deed of conveyance as the grantors and stated that they had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 26th day of June, 2017.

Notary Public

My Commission expires:

12-1-2026

LINDA LAMON
COMM# 12357954
NOTARY PUBLIC
EXPIRES 12-1-2026
SEBASTIAN COUNTY, AR

This instrument was prepared by JONES, JACKSON & MOLL, PLC, P.O. Box 2023, Fort Smith, AR 72902.

Being the same property conveyed to Jimmie Shannon and Gloria Shannon by deed from Grady T. Parton, Jr. of record as instrument no. 20051005-0119827, Register's Office for said County.

GRANTEE/AGENT
P.O. Box 2023
Fort Smith, Arkansas 72902

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) §§
COUNTY OF SEBASTIAN)

On this the 5th day of July, 2017, before me, the undersigned, a Notary Public, within and for the County of Sebastian, Arkansas, commissioned, qualified, and acting to me appeared in person J. Randall McGinnis, to me personally well known as the person whose name appears upon the within and foregoing deed of conveyance as the grantee/agent and stated that he had executed the same for the consideration and purposes therein mentioned and set forth, and I do hereby so certify.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal as such Notary Public at the County and State aforesaid on this 5th day of July, 2017.

Notary Public

My Commission Expires:

12-1-2026

LINDA LAMON
COMM# 12357954
NOTARY PUBLIC
EXPIRES 12-1-2026
SEBASTIAN COUNTY, AR

This instrument was prepared by JONES, JACKSON & MOLL, PLC, P.O. Box 2023, Fort Smith, AR 72902.