WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170064430 DEEDWARR
Recvd: 07/27/17 10:18 2 pgs
Fees:13.00 Taxes:1332.00

20170727-0076061

G-VRES-17-1610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joshua Oakes and Florence Oakes	**Mortgage Investors Group**	
(NAME)	(NAME)	
1610 Pawnee Trail	**8320 East Walker Springs Lane**	**063-00-0-112.00**
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Knoxville, TN 37923**	
(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 consideration, the receipt of which is hereby acknowledged, **IAN A. SHAW AND GINA N. SHAW, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA OAKES AND FLORENCE OAKES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by H. Gee, April 4, 1967, as follows:

Beginning at an iron pin in the northerly margin of Pawnee Trail located 1009.3 feet, as measured with said margin, from its intersection with the northeasterly margin of Hudson Road; thence leaving said margin, North 23 deg. 55' west 675 feet to an iron pin; thence North 64 deg. 28' east 198 feet to an iron pin; thence south 23 deg. 55' east 651.5 feet to an iron pin in the northerly margin of said Pawnee Trail; thence with said margin, south 57 deg. 43' west 201 feet to the beginning, containing 3 acres, more or less.

Being the same property conveyed to Ian A. Shaw and Gina N. Nigrelli, both unmarried, as tenants in common with rights of survivorship by Warranty deed from Wanda Eldridge McMurtry and husband, Carl M. McMurtry of record in Instrument No. 20141117-0105769 Register's Office for Davidson County, Tennessee, dated November 14, 2014 and recorded on November 17, 2014. HAVING SINCE MARRIED, GINA N. NIGRELLI IS NOW KNOWN AS GINA N. SHAW.

This conveyance is subject to:

- Taxes for the year 2017 and subsequen years, a lien not yet due and payable.
- Letter by Metro Health Department of record in Book 5015, Page 919, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4170, Page 577, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1610 Pawnee Trail , Madison, Tennessee 37115**.

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), their heirs and 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), 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 the 25th DAY OF JULY, 2017.

Ian A. Shaw by John Gleaves,
Attorney in Fact

Gina N. Shaw by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of IAN A. SHAW AND GINA N. SHAW, and who acknowledged he/she/they executed the same as the free act and deed of the said IAN A. SHAW AND GINA N. SHAW.

Witness my hand and official seal, this the 25th of July, 2017.

Notary Public
My Commission Expires: 10.7.19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212