Davidson County DEEDWARR
Recvd: 08/24/17 14:29 3 pgs
Fees:18.00 Taxes:629.00
20170824-0087211

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2017.

Notary Public
My commission expires: 12.03.19

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

05-1708-67154

Address of New Owner:	**Send Tax Bills to:**	**Tax information:**
Kara B. Shackleford	Nations Lending Corporation	173-05-0-A-023.00 CO
1856 Shaylin Loop	4 Summit Park Dr. Suite 200	
Antioch TN 37013	Independence, OH 44131	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Heather D. Fuqua, unmarried and Ashley N. Fuqua, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kara B. Shackleford, unmarried,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 23, on the Plan of Barnes Crossing, Phase I, a Planned Unit Development, according to Plat and survey as shown on Exhibit "A" of said Master Deed of record in Instrument No. 20050721-0084791; as re-recorded of record in Instrument No. 20050805-0092480; and as amended in Instrument No. 20051114-0136938; and in Instrument No. 20071227-0147998, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Heather D. Fuqua, unmarried and Ashley N. Fuqua, unmarried by deed from Ole South Properties, Inc., a Tennessee corporation, dated June 25, 2008, recorded July 1, 2008, of record in Instrument No. 20080701-0068051, Register's Office for Davidson County, Tennessee.

Power of Attorney of record in Instrument No. 20170824-0087210, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1856 Shaylin Loop, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 23rd day of August, 2017.

Ashley N. Fuqua

Ashley N. Fuqua

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ashley N. Fuqua**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of August, 2017.

Notary Public
State of Tennessee at Large

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 10-20-19

WITNESS my hand this 23rd day of August, 2017.

Heather D. Fuqua by Ashley N. Fuqua, attorney-in-fact

Heather D. Fuqua by Ashley N. Fuqua, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ashley N. Fuqua**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-In-Fact for **Heather D. Fuqua** and hat she is authorized by **Heather D. Fuqua** to execute this instrument on her behalf.

Witness my hand in Hendersonville, TN, this 23rd day of August, 2017.

Notary Public
State of Tennessee at Large

BRANDON W. LIPPMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission expires: 10-20-19

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

