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

CRT File No. 170813056

Bill Garrett Davidson County
Batch# 582 **DEEDWARR**
09/13/2017 01:43:38 PM 2 pgs
Fees: $13.00 Taxes: $1,011.91

20170913-0093638

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $273,490.00.

Affiant

Subscribed and sworn to before me, this 7th day of September, 2017.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jerry Buford Shelby, Jr. and Tayler Shleby 1120 Lilly Valley Way Nashville TN 37209	New Owner	Tax Parcel ID No. 102-13-0B-028.00 CO

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, **Ashley Wallace, a single woman, and Mike Tetzel, a single man, as tenants in common with right of survivorship,** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Jerry B. Shelby, Jr., unmarried, and Tayler Shelby, unmarried, as joint tenants with rights of survivorship** ("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 Unit No. 28 on the plan of Park Place at Charlotte, a horizontal property regime with private elements, as established by the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160916-0097376, as amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493, and in Instrument No. 20170213-0014731, and a shown as Exhibit A-1 to the Amendment to Declarations of Covenants, Conditions and Restrictions for Park Place at Charlotte, of record in Instrument No. 20170213-0014731, Register' s Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to ASHLEY WALLACE, A SINGLE WOMAN AND MIKE TETZEL, A SINGLE MAN, AS TENANTS-IN-COMMON WITH RIGHT OF SURVIVORSHIP, by deed from BEAZER HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO BEAZER HOMES CORP., A TENNESSEE CORPORATION, of record in Instrument No. 20170815-0083743 , dated August 11, 2017 , 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 2017 and subsequent years for Map-Par. 102-13-0B-028.00 CO.

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 843, page 35, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160916-0097376, amended in Instrument No. 20161118-0122072, Instrument No. 20161209-0129493 and Instrument No. 20170213-0014731, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6813, page 625, said Register's Office.

Water Line Easement of record in Book 4965, page 804, said Register's Office.

This is improved property located at 1120 Lilly Valley Way Nashville TN 37209

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 7th day of September, 2017.

Ashley Wallace

Mike Tetzel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Wallace and Mike Tetzel, 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 7th day of September, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021