RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN179488

WARRANTY DEED

Bill Garrett Davidson County
Batch# 2171 **DEEDWARR**
09/19/2017 10:25:44 AM 2 pgs
Fees: $13.00 Taxes: $1,924.00

20170919-0095722

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of September, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

BENTON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaffer Home Services, LLC, a Tennessee Limited Liability Company. 1105 Glenwood Ave Nashville, TN 37204	Same address as new owner	118 01 0 289.00

FOR AND IN CONSIDERATION of the sum of no and 00/100 Dollars ($0.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JOYCE E. DAVIS, MARRIED, AND CAROLYN J. KEESEE, MARRIED,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **SHAFFER HOME SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY.**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Montrose Place, of record in Book 57, page 93, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rena Mae Brown by Quitclaim Deed from Houston Brown, dated 9/22/1989, recorded 10/9/1989, of record in Book 7956, page 878, in the Register's Office for Davidson County, Tennessee.

The said Rena Mae Brown having since died on October 13, 1994 (Probate #94P1706) and property being vested to her daughter, Joyce E. Davis by Last Will and Testament of record in Instrument #20110815-0062722, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 913 Gilmore Avenue, Nashville, TN 37204, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

Said Grantors' spouses have never resided in the property.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 15th day of September, 2017.

Joyce E Davis

JOYCE E. DAVIS

Carolyn J. Keesee

CAROLYN J. KEESEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Joyce E. Davis and Carolyn J. Keesee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15th day of September, 2017.

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19