Bill Garrett Davidson County
Batch# 3769 DEEDWARR
09/22/2017 10:49:56 AM 3 pgs
Fees: $18.00 Taxes: $817.70
20170922-0097416

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 04-24-2018

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$221,000.00**

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2017.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
SCOTT L. VAN DUSEN AND CAITLON O. VAN DUSEN	**NEW OWNER**	**162-06-0-069.00**
277 Delvin Drive		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **ANN C. SHELTON, UNMARRIED, AND ROBERT L. SHELTON, UNMARRIED**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Scott L. Van Dusen and Caitlin O. Van Dusen, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Fair Oaks, of record in Plat Book 4175, Pages 42 and 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANN C. SHELTON, A MARRIED WOMAN, by deed from VICKIE L. HANNIG, UNMARRIED, of record in Instrument No. 20070315-0031758, dated March 12, 2007, as corrected in Instrument No. 20070914-0110340, dated September 7, 2007, said Register's Office. Ann C. Shelton and Robert L. Shelton having since divorced. Robert L. Shelton joins in this conveyance for the purpose of conveying any marital interest he had in this property.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 277 Delvin Drive, 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 Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 20th day of September, 2017.

Ann C. Shelton

ANN C. SHELTON

State of Tennessee)
County of Davidson)

On this 20th day of September, 2017, before me personally appeared, **ANN C. SHELTON** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her act and deed.

My Commission Expires: 8-20-2019 _____
Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my/our hand(s) this 20th day of September, 2017.

ROBERT L. SHELTON

State of Tennessee)
County of Davidson)

On this 20th day of September, 2017, before me personally appeared, **ROBERT L. SHELTON** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be her act and deed.

My Commission Expires: 8-20-2019

Notary Public

