This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Bill Garrett Davidson County
Batch# 8647 DEEDWARR
10/04/2017 03:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20171004-0102070

ADDRESS NEW OWNER:
Christopher A. Barkley
39 North Hill Street
Nashville, TN 37210

SEND TAX BILL TO:
Regions Bank DBA Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP/PARCEL 105-04-0-165.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jennifer I. King, now known as Jennifer Isabel Shelton, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Christopher A. Barkley and Sally A. Barkley, husband and wife, hereafter called the GRANTEES,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being West 80 feet of Lot Nos. 17, 20 and 21 on the Plan of John Trimbles Plan of National Hill of record in Plat Book 21, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of said Lots front 80 feet on the South side of North Hill Street and runs back between parallel lines to the North line of Lot No. 24.

Being the same property conveyed to Jennifer I. King, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120409-0030089 Register's Office for Davidson County, Tennessee, dated April 05, 2012 and recorded on April 09, 2012.

Travis Lee Shelton, the spouse of Jennifer Isabel Shelton, joins in this conveyance to convey any and all right, title, or interest he may have in the above described property by virtue of being the spouse of Jennifer Isabel Shelton.

This is improved property known as: **39 North Hill Street, Nashville, Tennessee 37210**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES. Their heirs and assigns, against the lawful claims of all persons whomsoever.

Possession to be given 22 day of September, 2017.

WITNESS MY HAND on this the 22 day of September, 2017

Jennifer Isabel Shelton

WITNESS MY HAND on this the 13th day of September, 2017

Travis Lee Shelton

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Jennifer Isabel Shelton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of September, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-18-18

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Travis Lee Shelton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of September, 2017.

NOTARY PUBLIC

CHRISTI M. JOHNSTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 6-18-18

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $295,000.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of September, 2017.

NOTARY PUBLIC

CONNIE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 11/5/2019

File No: 170721

True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017