Bill Garrett Davidson County
Batch# 9001 DEEDWARR
10/05/2017 02:15:33 PM 2 pgs
Fees: $13.00 Taxes: $690.05
20171005-0102511

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $186,500.00

Affiant

Subscribed and sworn to before me, this 28th day of September, 2017.

Notary Public

My commission expires: 10/3/18

DAVID P. WEBBER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Matthew Shaw**<br>**Brittany Shaw** | NEW OWNER | **04305019500** |
| **305 Wiley Street** | | |
| **Nashville, TN 37115** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**Nicole Callihan, single**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brittany Painter Shaw and Matthew Timothy Shaw and Guy W. Shaw, Jr., as joint tenants with the rights of survivorship**
HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 26, and the Easterly one-half of Lot No. 25 of Block "B" on the Map of Overlook Estates, as of record in Book 843, page 105, Register's Office for Davidson County, Tennessee.

Said Lot Number 26 and the easterly one-half of Lot Number 25 adjoin and front together 75 feet on the northerly side of Wiley Street and run back between parallel lines 135 feet to a dead line.

Being the same property conveyed to Nicole Callihan, by Special Warranty Deed from Fannie Mae A/K/A Federal National Mortgage Association, dated July 29, 2015, of record in Instrument No. 20150828-0087347, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 843, page 105, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved ( X ) unimproved ( ) property known as 305 Wiley Street, Nashville, TN 37115.

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 we do covenant with the said GRANTEES that we are 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 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/our hand(s) this 28th day of September, 2017.

9/28/2017.

Nicole Callihan

STATE OF California

COUNTY OF Los Angeles

Personally appeared before me, a Notary Public of said County and State, Nicole Callihan, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of Sept., 2017.

NOTARY PUBLIC

My Commission Expires: 04/04/2019

BCT4 JOHN K. CHO COMM. #2105705 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires Apr. 4, 2019 BCT4