Bill Garrett Davidson County
Batch# 18201 DEEDWARR
10/25/2017 02:30:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20171025-0109567

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of October, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 05/30/2018
(AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Bell 297 Clovernook Drive Nashville, TN 37210	Same	094.12-0-049.00

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 acknowledged, we,

Ronald Paul Shields, Trustee of the Shields Irrevocable Trust UAD September 22, 2005

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Aaron Bell, a single person

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 Number 23 on the Plan of Clovernook Subdivision, as of record in Book 2900, Pages 51 and 52, Register's Office for said County.

Said Lot Number 23 Fronts 90 feet on the northerly side of Clovernook Drive and runs back 371.3 feet on the easterly line and 330.5 feet on the westerly line, to a dead line in the rear on which it measures 98 feet.

Being the same property conveyed to Ronald Paul Shields, Trustee of the Shields Irrevocable Trust UAD September 22, 2005, by Quitclaim Deed from Paul R. Shields and Nelda R. Shileds dated September 22, 2005, in Instrument Number 200510070121183, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to any and all restrictions, easements, and conditions of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 2900, Page 51-52, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in Book 2994, Page 126, Register's Office for Davidson County, Tennessee
5) Property is subject to Easement for Sanitary Sewer in Book 6434, Page 938, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **297 Clovernook Drive, Nashville, TN 37210**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 is 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 hand(s) this 19th day of October, 2017.

Ronald Paul Shields Trustee
Ronald Paul Shields, Trustee

STATE OF Kentucky
COUNTY OF Jefferson

Personally appeared before me, Ronald Paul Shields, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the Trustee of The Shields Irrevocable Trust, UAD September 22, 2005 and is authorized by The Shields Irrevocable Trust, UAD September 22, 2005 to execute this instrument on behalf of the Trust.

Witness my hand, at office, this 19th day of October, 2017.

Kathryn Schweizer
NOTARY PUBLIC

My Commission Expires:
12·21·2019

KATHRYN SCHWEIZER NOTARY PUBLIC STATE AT LARGE, KENTUCKY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, Chris Butler, 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.

Chr Butler
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Donna Lee Elwell [Name of Notary], a notary public for this county and state, ~~[name of person making certification]~~ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Chris Butler

10-20-17
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

DONNA LEE ELWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2018