LAWYER'S ESCROW SERVICE, INC.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 6, 2019

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is ~~$650,000.00~~.

Affiant

Subscribed and sworn to before me, this the 9 day of January, 2018.

Notary Public

My commission expires: 5-6-19
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 46574 DEEDWARR
01/10/2018 10:53:05 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00
20180110-0003304

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:
Michael Shields and Angela Shields	JWBC Mortgage	**077-00-0-015.00**
8368 Cub Creek Road	PO Box 11733	
Nashville, TN 37209	Newark, NJ 07101	

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, **MICHAEL MUNDAY, UNMARRIED**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Michael Shields and Angela Shields, 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 the 8th, formerly 12th, Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a point in the westerly margin of the New Cub Creek Road at the northeast corner of property conveyed to Lenice Drake by deed from Marcie N. Adkisson, of record in Book 1676, page 138, Register's Office for said County; thence northwardly 365 feet to an elm tree; thence southwardly 224 feet; thence eastwardly 300 feet to the westerly margin of the New Cub Creek Road; thence with said road, northwardly 224 feet to the beginning.

Being the same property conveyed to MICHAEL MUNDAY, UNMARRIED, by deed from LEO ELTON DEMOSS, JR., UNMARRIED, of record in Instrument No. 20131219-0128298, dated December 17, 2013, said Register's Office.

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 8368 Cub Creek Road, Nashville, TN 37209.

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 9th day of January, 2018.

MICHAEL MUNDAY

State of Tennessee)
County of Davidson)

On this 9th day of January, 2019, before me personally appeared, **Michael Munday** to me known to be the persons 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 his free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY