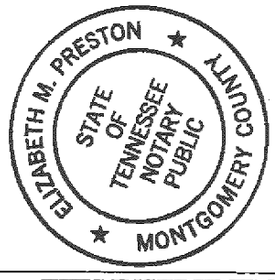
Bill Garrett Davidson County
Batch# 48419 DEEDWARR
01/17/2018 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20180117-0004945

WARRANTY DEED



State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $294,900.00.

Affiant

Subscribed and sworn to before me, this the 15 day of January, 2018.

Notary Public

My commission expires: 10/14/19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David S Shor Rachel Wells	New Owner	Map 129-11-0 Parcel 067.00
70 Vaughns Gap Road		
Nashville, TN 37205		

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, WE,

Michael H. C. Jones and wife, Amber Lee Jones

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

David S. Shor and Rachel Wells, 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, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 147 on the Plan of Warner Park Valley, Section 1, of record in Plat Book 3600, Pages 12, 13, & 14, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being all of the same property conveyed to William Huggins and Michael Jones by Deed dated August 1, 2003 from Justin R. Johnsen and wife, Laura E. Johnsen, of record in Instrument No. 20030829-0125752 and Deed dated July 31, 2003 of record in Instrument No. 20030829-0125753, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Michael H. C. Jones, unmarried, by Quitclaim Deed dated April 14, 2006 from William Huggins, unmarried, of record in Instrument No. 20060503-0051531, said Register's Office.

Michael Jones being one and the same person as Michael H. C. Jones.

Amber Lee Jones, spouse of the above named Michael Jones, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3600, Pages 12, 13 & 14, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 3466, Page 89, amended in Book 3534, Page 128, in Book 3577, Page 511, and in Book 3702, Page 465, Register's Office for Davidson County, Tennessee. (Note: Said Restrictions are not applicable to portions thereof that have already expired.) (3) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **70 Vaughns Gap Road, Nashville, TN 37205**

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 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/our hand(s) this 4th day of **January, 2018.**

Michael H. C. Jones

Amber Lee Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Michael H. C. Jones and Amber Lee Jones,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of **January, 2018.**

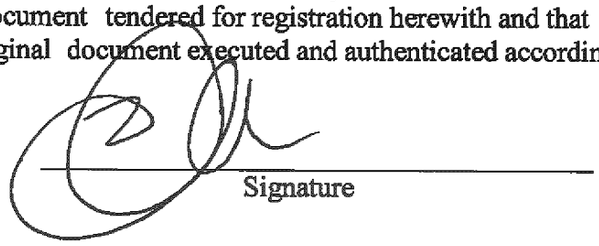
Notary Public

My Commission Expires: 10-29-19

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

True Copy Certification

I, Elizabeth Preston, 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.

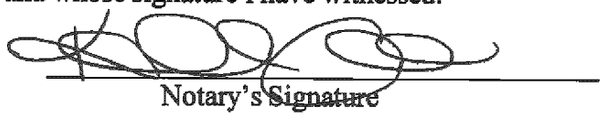


Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kendall Connell, a notary public for this county and state, **Elizabeth Preston** 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: 9/7/2020

