| THIS INSTRUMENT WAS PREPARED BY | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON |
|---|---|
| Bankers Title & Escrow Corp.<br>3310 West End Ave., Ste. 540<br>Nashville, TN 37203<br>P18-24306 | THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **80,000.00**.<br>Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF JANUARY, 2018.<br>Notary Public<br>MY COMMISSION EXPIRES: 1-6-20<br>(AFFIX SEAL) |

Bill Garrett Davidson County
Batch# 52517 DEEDWARR
01/29/2018 09:51:11 AM 2 pgs
Fees: $13.00 Taxes: $296.00
20180129-0008799

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| West Nashville Living, LLC | NEW OWNER | |
| 700 51st Avenue North | | 09110004700 |
| Nashville, TN 37209 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **Ann Rawlins-Shaw and husband, Geoffrey C. Shaw,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Nashville Living, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 52 on the Plan of Subdivision of Lots Nos. 39 and 40 in the Division of the B. F. Cockrill Farm of record in Plat Book 332, Page 41, 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 Lot No. 52 fronts 50 feet on the Northerly Margin of Leslie Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Ann Rawlins-Shaw, married by Quit-Claim deed from EH Pooled 911 LP, a Texas Limited Partnership of record in Instrument No. 20111115-0088998 Register's Office for Davidson County, Tennessee, dated October 27, 2011 and recorded on November 15, 2011.

Geoffrey C. Shaw joins in the execution of this instrument to convey his interest as spouse of Ann Rawlins-Shaw to the Grantee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5816 Leslie Avenue, 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 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 our hands this the 26 day of January, 2018.

Ann Rawlins-Shaw

Geoffrey C. Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ann Rawlins-Shaw and Geoffrey C. Shaw,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of January, 2018.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE