This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Bill Garrett Davidson County
Batch# 58101 DEEDWARR
02/13/2018 09:55:29 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20180213-0014122

L&L#4620-21

ADDRESS NEW OWNER:
Shawn F. Maurer
2414 Eastland Avenue
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PrimeLending, a PlainsCapital Company
18111 Preston Road, Suite 900
Dallas, Texas 75252

MAP	**83**
GROUP	**12**
PARCEL	**109.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Allison Bridges** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Shawn F. Maurer, an unmarried man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to-wit:

Being Lot No. 21 on the Plan of Eastland Acres, Section 1, as of record in Book 2133, page 103, Register's Office for said County.

Said Lot No. 21 fronts 85 feet on the south side of Eastland Avenue and runs back between lines, 170 feet on the west line and 193.3 feet on the east line to a dead line in the rear on which it measures 88.1 feet.

Being the same property conveyed to Charles Porter Bridges and wife, Mary Allison Bridges by deed from O. F. Ramsey and wife, Margaret Ramsey dated August 2, 1955, of record in Instrument no. 00002443-0000545, Register's Office for Davidson County, Tennessee. Charles Porter Bridges is deceased thus leaving Mary Allison Bridges as sole surviving tenant by the entirety.

This instrument is executed on behalf of one or more of the Grantors by virtue of a written Power of Attorney of record in Instrument No. 20180209-0013271, Register's Office for Davidson County, Tennessee.

This is improved property known as 2414 Eastland Avenue, Nashville, Tennessee 37206. Possession is to be given on February 9, 2018.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 covenants with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 9th day of February, 2018.

Mary Allison Bridges, by Claude A. Hendrick, attorney-in-fact

Mary Allison Bridges, by Claude A. Hendrick, attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILSON)

On this 9th day of February, 2018, before me personally appeared **Claude A. Hendrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Mary Allison Bridges** as her attorney in fact, pursuant to the power of attorney recorded in Book *, page _____, Register's Office, Davidson County, Tennessee, and acknowledged that he executed the same as the free act and deed of **Mary Allison Bridges** as her attorney in fact. *20180209-0013271

NOTARY PUBLIC

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 2.4.20

* * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$250,000.00**.

AFFIANT

Subscribed and sworn to before me on this 9th day of February, 2018.

NOTARY PUBLIC

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11-3-2020