Bill Garrett Davidson County
Batch# 60269 DEEDWARR
02/20/2018 11:08:27 AM 2 pgs
Fees: $13.00 Taxes: $802.90
20180220-0015864

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater is $217,000.00.

Affiant

Subscribed and sworn before me this the 16th day of February, 2018.

Notary Public
My commission expires: 12/11/2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Peter J. Gordon 1925 28th Ave N. Nashville, TN 37208	New Owner	081-06-0A 024.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, FONTAINE JACOB SHEFFEY, III, A SINGLE MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PETER J. GORDON, UNMARRIED, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of the Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Plat Book 547, page 4, revised in Instrument No. 20030516-0067328, and corrected in Instrument No. 20031014-0151915, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Fontaine Jacob Sheffey, III, By Warranty Deed and Irrevocable Durable Power of Attorney from Michael C. Kelley and wife, Larrita Kelly of record in Instrument No. 20110912-0070781, said Register's Office.

The said Fontaine Jacob Sheffey, III having since married Janine Marie Jenerette on December 6, 2011. Judgement of Divorce filed in Oakland County, Michigan, as referenced in case number 16-844603-DM. Janine Marie Jenerette joins in this conveyance to convey any marital interest that she may have in the property.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1925 28th Ave N., Nashville, TN 37208.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

FJS III

Witness my hand this the 16th day of February, 2018.

Fontaine Jacob Sheffey, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Fontaine Jacob Sheffey, III, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of February, 2018.

My commission expires:

1/17/21

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE CAVAN MCCANN

Notary Public

Witness my hand this the 15 day of February, 2018.

Janine Marie Jenerette

STATE OF MICHIGAN
COUNTY OF Wayne

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Janine Marie Jenerette, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of February, 2018.

My commission expires: 08/24/2024

Notary Public

STATE OF Michigan
COUNTY OF Wayne
SUBSCRIBED AND SWORN TO BEFORE ME
THIS 15 DAY OF February, 2018.
BY Devin Griffen
NOTARY PUBLIC