THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No: 180214023**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2018. Notary Public My Commission Expires:

DREW T. BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 3, 2021

Bill Garrett Davidson County
Batch# 65936 DEEDWARR
03/06/2018 03:30:57 PM 2.pgs
Fees: $13.00 Taxes: $740.00
20180306-0021200

WARRANTY DEED

Address New Owner: Lauren Autry 9042 Highway 100 Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 168-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jasmine Shinness and Ginger Shinness and Heather Shinness, Heirs-At-Law of Tom Shinness** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lauren Autry, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the Ninth, Formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land & Associates, Inc. dated August 16, 1979, as follows:

Beginning at a stake at Highway 100, same being the southeast corner of Ernest A. Jones, running thence north with said Highway 100 north 78 degrees, 30 minutes east 289 feet to a stake; thence north 3 degrees west 89.1 feet; thence north 68 degrees 30 minutes west 99 feet to a stake; thence north 71 degrees 30 minutes west 123.75 feet to a stake in branch; thence south 67 degrees 30 minutes west 99 feet to a stake in branch; thence south 62 degrees west 12 feet to a stake on the south side of branch, same being the northeast corner of Ernest A. Jones; thence with the Ernest A. Jones east boundary line, south 9 degrees east 177 feet to the beginning.

Being the same property conveyed to TOM S. SHINNESS and wife, LYNN A. SHINNESS, by deed from WILLIAM G. BURKE JR. and wife, GRACE E. BURKE, of record in Book 9877, page 899 and re-recorded in Book 9921, page 338, dated November 30, 1995, said Register's Office.

LYNN A. SHINNESS A/K/A LYNN ALYCE SHINNESS conveyed her interest to TOM DANIEL SHINNESS by quitclaim deed of record in Instrument No. 20071207-0141928, dated September 2, 1999, said Register's Office.

TOM DANIEL SHINNESS died intestate on or about February 17, 2017. Upon his death, his interest in the subject property passed to his daughters, JASMINE CHERI SHINNESS, HEATHER SHINNESS and GINGER SHINNESS, his only heirs at law as evidenced by Affidavit of Heirship of record in Instrument No. 20170406-0033674, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 168-00-0-040.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Subject to any creek or branch running through or along the boundary line of subject property.

This is improved property located at 9042 Highway 100 Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2018.

Ginger Shinness

Jasmine Shinness

BY: Jasmine Shinness, Attorney-in-Fact

Heather Shinness

BY: Jasmine Shinness, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jasmine Shinness, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Ginger Shinness and Heather Shinness, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 5th day of March, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018