Bill Garrett Davidson County
Batch# 81993 DEEDWARR
04/17/2018 03:37:11 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50
20180417-0036247

Warranty Deed

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $405,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of April, 2018.

Notary Public

My commission expires: 5/3/21

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 12th STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jason Thomas Plunkett	CALCON MUTUAL MTG	
6014A Morrow Road	3131 CAMINO DEL RIO N, #1680	091-06-0Y-001.00-CO
Nashville, TN 37209	SAN DIEGO, CA 92108	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROB SHULER, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JASON THOMAS PLUNKETT, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 6014 Morrow Road, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160311-0023647 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mad-Shu Properties, LLC, a Tennessee limited liability company by Warranty deed from Frank Edward Bessire and Joan Bessire of record in Instrument No. 20160209-0012496 Register's Office for Davidson County, Tennessee, dated February 04, 2016 and recorded on February 09, 2016.

Being the same property conveyed to Rob Shuler, unmarried by Quitclaim deed from Mad-Shu Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20161031-0115030 Register's Office for Davidson County, Tennessee, dated October 27, 2016 and recorded on October 31, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 6014A Morrow Road, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2018.

Rob Shuler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rob Shuler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3 day of April, 2018.

Notary Public

My Commission Expires:

DONNA R MCMILLIN
CLARKE COUNTY, GEORGIA
NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 18TH, 2021