THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415841

Bill Garrett Davidson County
Batch# 85597 DEEDWARR
04/27/2018 09:28:01 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00

20180427-0039709

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $560,000.00.

Affiant

Subscribed and sworn to before me, this25th day of April, 2018.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cindy Ronveaux 1124 Brookmeade Drive Nashville TN 37204	New Owner	Tax Parcel ID No. 131-04-210.00

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, **William A. Shell, III. and Louise C. McMillin Shell, husband and wife and William A. Shell, Jr., married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cindy Ronveaux**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee. Being Lot No 12 on the Plan of Duncanwood of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the Northerly margin of Brookmeade Drive and extends back 148.9 feet on the Westerly line and 148.7 feet on the Easterly line to a dead line in the rear. measuring 100 feet thereon.

This is improved property, known as: 1124 Brookmeade Drive, Nashville, Tennessee 37204.

Being the same property conveyed to Louise C. McMillin Shell and William A. Shell, III, husband and wife, and William A. Shell, Jr., married by Warranty Deed from William Phillip Vaughn, recorded on the 16th day of August, 2013 in Instrument No. 20130816-0086326, in the Register's Office of Davidson County, Tennessee.

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, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1124 Brookmeade Drive Nashville TN 37204

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 25th day of April, 2018.

William A. Shell, III.

Louise C. McMillin Shell

William A. Shell Jr by William A. Shell III Attorney in Fact
William A. Shell, Jr.
By: William A. Shell, III, 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, aforesaid, Louise C. McMillin Shell with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25th day of April, 2018.

Notary Public

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Shell, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for William A. Shell, Jr., and that he is authorized by William A. Shell, Jr., to execute this instrument on their behalf.

WITNESS my hand, at office, this 25th day of April, 2018.

Notary Public

WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-10-2018