Bill Garrett Davidson County
Batch# 93163 DEEDWARR
05/16/2018 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $1,594.70
20180516-0046886

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $431,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 11th day of May, 2018.

(Affix Seal) Notary Public

My Commission Expires:

STACEY DENSON PALMER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 5, 2019

2018-52-1

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elvira Suarez 4608 Sterling Cross Nashville, TN 37211	Guaranty Trust Co. 316 Robert Rose Dr Murfreesboro TN 37129	Map/Parcel 172-14-0B-078.00-C

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jacqueline J. Shields,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Elvira Suarez, an unmarried woman,** hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Final Plan of Winfield Park, Phase 1, Section 1, of record in Plat Book 9700, page 765, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 78 is further shown on the plan of Cluster Lot Development, Winfield Park, Phase 1, Section 1, Revision 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jacqueline J. Shields by Deed dated April 15, 2011 from B. Ashley Swann and wife, Judith L. Swann, of record in Instrument Number 20110420-0030323, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Unpaid taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 4608 Sterling Cross, Nashville, TN 37211 .

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, her heirs and assigns forever; and the GRANTOR, does covenant 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 that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever.

John A. Shields, husband of Jacqueline J. Shields, hereby joins in this conveyance for conveying any and all right, title, and interest he may have in the subject property, by marital status or otherwise.

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.

Witness our hands this 11th day of May, 2018:

Jacqueline J. Shields

John A. Shields

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2018, before me personally appeared Jacqueline J. Shields, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of May, 2018.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of May, 2018, before me personally appeared John A. Shields, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 11th day of May, 2018.

Notary Signature
My commission expires: 12-5-2020

KATHLEEN HALE McCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I,KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

