Bill Garrett Davidson County
Batch# 94723 DEEDWARR
05/21/2018 12:31:19 PM 2 pgs
Fees: $13.00 Taxes: $518.00
20180521-0048403

WARRANTY DEED

HILARY MOHSENZADEH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Thomas P. Shacklett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of May, 2018

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John J. Shacklett Thomas P. Shacklett	Thomas Shacklett	96-01-A-28
(NAME)	(NAME)	
105 Benson Rd.	508 Johnstown Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Smyrna TN. 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Donna L. Foster, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John J. Shacklett and Thomas P. Shacklett, both unmarried, as joint tenants with right of survivorship,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A 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. 28 on the plan of Section Two Riverpoint, as of record in Plat Book 5200, Page 749, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Donna L. Foster, unmarried, from James A. Meadows, Jr. and Melissa Meadows by Warranty Deed of record in Instrument No. 20051004-0119102, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 105 Benson Rd., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my/our hands this 18th day of May, 2018.

Donna L. Foster

State of Tennessee
County of Williamson

Personally appeared before me Donna L. Foster, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of May, 2018.

Notary Public _____
My Commission Expires: _____

File No.: 13164

