Return to and

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 180415003

JODI JACKSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Anne Marie Angel
Affiant

Subscribed and sworn to before me, this 23rd day of May, 2018.

Notary Public
My Commission Expires: 7-26-21

Bill Garrett Davidson County
Batch# 97694 DEEDWARR
05/29/2018 02:16:30 PM 2 pgs
Fees: $13.00 Taxes: $851.00
20180529-0051034

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Nicole Vargas 1713 Hanover Rd Nashville TN 37216-3405	Movement Mortgage 8024 Calvin Hall Road Indian Land, SC 29707	Tax Parcel ID No. 072-12-0-007.00

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, **Whitley Shelton, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nicole Marie Vargas, an unmarried woman as her sole and separate property**, ("Grantee"), her 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. 69 on the Plan of The Waters Place of record in Plat Book 332, Page (s) 136 and 137, 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 the same property conveyed to Whitley Shelton by Warranty deed from Clint Coffman and Lisa Coffman of record in Instrument No. 20160804-0080766 Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 04, 2016.

The execution of this instrument is effected by the signature of James Alexander as Attorney in fact for Whitley Shelton, which Power of Attorney is recorded in Instrument No. 201805290051033, in 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, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page (s) 136 and 137, Register's Office for Davidson County, Tennessee.

This is improved property located at 1713 Hanover Rd Nashville TN 37216-3405

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 23rd day of May, 2018.

Whitley Shelton by James Alexander as attorney in fact

Whitley Shelton by James Alexander
as Attorney in fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Alexander, 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 Whitley Shelton and that he is authorized by Whitley Shelton to execute this instrument on her behalf.

WITNESS my hand, at office, this 23rd day of May, 2018.

Tara Jones
Notary Public

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

My Commission Expires: _____

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee

County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03.06.2019