Bill Garrett Davidson County
Batch# 99856 DEEDWARR
06/04/2018 01:17:10 PM 2 pgs
Fees: $13.00 Taxes: $1,415.25
20180604-0053044

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $382,500.00 Affiant Subscribed and sworn to before me, this the 31st day of May, 2018. Notary Public My commission expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jaylon Fincannon Judy Fincannon	new owners	072-06-4D-002.00-CO
2910 B Davis Street	105 Shepards Sq	
Nashville, TN 37216	Nashville, TN 37211	

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, **SHAW DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAYLON FINCANNON AND JUDY FINCANNON, HUSBAND AND WIFE,** 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 B, on the plan of Homes at 2910 Davis Avenue, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20170807-0080748, Davidson County, Tennessee, to which reference is hereby made for a more complete description, along with Plat of record as Exhibit "B", and By-Laws of record as Exhibit "C" in Instrument No. 20170807-0080748, aforesaid Register's Office.

Being a portion of the same property conveyed to Robert M. Chambliss and Sandra Campbell by Warranty deed from William A. Redmond, Jr., and wife Yolanda Redmond of record in Instrument No. 20050328-0032954 Register's Office for Davidson County, Tennessee, dated March 23, 2005 and recorded on March 28, 2005.

Being a portion of the same property conveyed to Shaw Developments, LLC, a Tennessee limited liability company by Warranty deed from Robert M. Chambliss and Sandra R. Chambliss, husband and wife of record in Instrument No. 20170724-0074742 Register's Office for Davidson County, Tennessee, dated July 14, 2017 and recorded on July 24, 2017.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VEES-18-29103

The address of the herein described property is believed to be 2910 B Davis Street, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 31st day of May, 2018.

Shaw Developments, LLC

Timothy Michael Shaw, President

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 Timothy Michael Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Shaw Developments, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 31st day of May, 2018.

Notary Public

My Commission Expires: 5-3-21

