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THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 109646 DEEDWARR
06/27/2018 03:31:00 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50



20180627-0062202

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Aaron Shapiro and Carissa Shapiro 325 Rosebank Avenue Nashville, TN 37206	SunTrust Mortgage, Inc. 1001 Semmes Ave RVW0532 Richmond, VA 23224-6149	83-7-252

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Timothy J. Trainor and Kelly O. Trainor, as Trustees under the Trainor Living Trust, dated September 29, 2010**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Aaron Shapiro and Carissa Shapiro, husband and wife**, hereinafter called the Grantees, their successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 8, on the Plan of Roselawn, Section 1, of record in Book 2133, page 1, 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 Timothy J. Trainor and Kelly O. Trainor, Trustees, or their successors in trust, under the Trainor Living Trust, dated September 29, 2010, by deed from Pedro F. Navas and wife, Angela T. Navas at Instrument No. 20130606-0057602, Davidson County Register of Deeds. *See* Affidavit of Heirship of record in Instrument No. 20130606-0057600, said Register's Office.

This is improved property known as 325 Rosebank Avenue, Nashville, TN 37206.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, and (4) any building restrictions..

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, this 21 **day of** June, **2018**:

Timothy J. Trainor, as Trustee under the Trainor Living Trust, dated September 29, 2010

Kelly O. Trainor, as Trustee under the Trainor Living Trust, dated September 29, 2010

STATE OF FL

COUNTY OF Walton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Timothy J. Trainor and Kelly O. Trainor,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 21 day of June, 2018:

SHAWN RUMFELT
Commission # GG 156178
Expires October 30, 2021
Bonded Thru Budget Notary Services

Notary Public

My Commission Expires: Oct 30 2021

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 315,000.00 :

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 27th DAY OF June, 2018:

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TN