Bill Garrett Davidson County
Batch# 111976 DEEDWARR
07/03/2018 10:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180703-0064385

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $325,000.00.

Notary Wsn
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 28th day of June, 2018.

Ashley Ann Reiss
NOTARY PUBLIC

My commission expires: 2/9/2020

Ashley Ann Reiss
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Russell A. Shanklin and Carissa Shanklin	Franklin American Mortgage Company	173 09 0B 095.00CO
(NAME)	(NAME)	
4120 Barnes Cove Court	6100 Tower Circle, Ste 600	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, TN 37067	

Warranty Deed

For and in Consideration of the sum of $325,500.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Cheryl Lynn Shulman n/k/a Cheryl Lynn Gee, married,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Russell A. Shanklin and Carissa Shanklin, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 304 on the Plan of Barnes Cove, Section Two, of record as Instrument No. 20040604-0065966 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Cheryl Lynn Shulman, an unmarried woman, by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated January 2, 2012 and recorded as Instrument No. 20120130-0008316, Register's Office for Davidson County, Tennessee. Cheryl Lynn Shulman has since married and is now known as Cheryl Lynn Gee.

Truman Gee, husband of Cheryl Lynn Gee, joins in the execution of this instrument for the sole purpose of relinquishing any and all of her/his rights, title, and interest, marital or otherwise, in and unto said property.

This property is **improved** property known as: 4120 Barnes Cove Court, Antioch, TN 37013.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

Seller warrants that at the time of Closing, Seller will convey or cause to be conveyed to Buyer or Buyer's assign(s) good and marketable title to said Property by general warranty deed, subject only to:

(1) zoning;
(2) setback requirements and general utility, sewer, and drainage easements of record on the Binding Agreement Date upon which the improvements do not encroach;
(3) subdivision and/or condominium declarations, covenants, restrictions, and easements of record on the Binding Agreement Date; and
(4) leases and other encumbrances specified in this Agreement

Witness our hands this 28th day of June, 2018.

Cheryl Lynn Shulman n/k/a Cheryl Lynn Gee

Truman Gee

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cheryl Lynn Cheryl Lynn Shulman n/k/a Gee and Truman Gee, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of June, 2018.

Notary Public
My Commission Expires: 5-20-19

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

