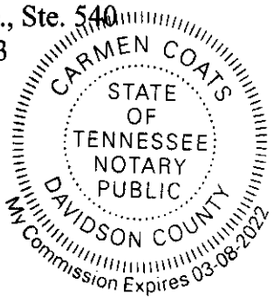
THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P18-24932  	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **537,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE2nd DAY OF JULY, 2018. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy B. Shaw	owner	MAP 118-01-0-
10 Warick Lane		PARCEL 242.00
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billy J. Q. Mason, an unmarried man**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy B. Shaw, an unmarried man**

HEREINAFTER CALLED THE GRANTEE, HIS 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 the Easterly one-half of Lot No. 83 and the Westerly 40 feet of Lot No. 84 on the Map of Dr. L. G. Noel's Second Idlewild Subdivision, of record in Book 332, Page 77, Register's Office for said County, as follows:

Said part of Lots Nos. 83 and 84 front together 65 feet on the Southerly side of Paris, formerly Pope Avenue, and runs back between parallel lines 150 feet to an alley.

Being the same property vested in Billy J. Q. Mason pursuant to the Final Decree of the 2nd Curcuit Courtf for Davidson County, Tennessee, of record in Book 7757, page 409, Register's Office for Davidson County, Tennessee, under Docket Number 96273, dated August 29, 1979.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1013 Paris Avenue; Nashville, TN 37204.**

Bill Garrett Davidson County
Batch# 114945 DEEDWARR
07/11/2018 03:35:05 PM 2 pgs
Fees: $13.00 Taxes: $1,986.90



20180711-0067244

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, his heirs and assigns forever; and we do covenant with the 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 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 GRANTEE, his 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 hand this the 2nd day of July, 2018.

Billy J. Q. Mason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Billy J. Q. Mason** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2nd day of July, 2018.

My Commission expires: 1-6-20

Notary Public

JAMES A. WAUGHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN