WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 4/28/2019

(AFFIX SEAL)

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Ronald Shacklett		Map-Parcel 133 03 0 106.00
(NAME)	(NAME)	
P.O Box 101188	(Same)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David W. Shacklett and Earl C. Shacklett Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **CHARLES RONALD SHACKLETT,** 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 all of Lot No. 20, on the Plan of Glencoe Acres, as shown on survey and plat of same appearing of record in Plat Book 1835, pages 136, 137, and 138, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description of said lot.

Being the same property conveyed to CHARLES RONALD SHACKLETT 37.5%, DAVID W. SHACKLETT 25.00%, and EARL C. SHACKLETT, JR. 37.5%; by deed from The Shacklett Family Rental Partnership, made up of Charles Ronald Shacklett, David W. Shacklett; and earl C. Shacklett, Jr., as Partners; as shown of record as Instrument #_____, Register's Office for Davidson County, Tennessee. See also Instrument #20161216-0132276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 3311 Mimosa Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their 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.

Bill Garrett Davidson County
Batch# 119560 **DEEDWARR**
07/24/2018 09:23:15 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20180724-0071931

Witness my/our hands this the 18th day of July, 2018.

David W. Shacklett

Earl C. Shacklett Jr.

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David W. Shacklett and Earl C. Shacklett Jr., 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 at Murfreesboro, Tennessee this 18th day of July, 2018.

Notary Public

My Commission Expires: 1/28/2019

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 15575