Bill Garrett Davidson County
Batch# 128499 DEEDWARR
08/14/2018 08:56:16 AM 3 pgs
Fees: $18.00 Taxes: $636.40
20180814-0079994

Name and Address of New Owner: Mr. Herman Ray Shelton
Mr. Nickolas Ray Shelton

Send tax Notices to Same : 6625 Holt Rd, Nashville TN 37211

****

State of Tennessee)
County of Smith)

The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Herman R. Shelton
Affiant

Sworn to and subscribed before me, the 10th day of August, 2018.

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

Notary Public

My Commission Expires: 11/16/19

Parcel No 148-13-0-182

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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED AND SEVENTY-TWO THOUSAND AND NO/100 DOLLARS, ($172,000.00)* cash in hand paid, the receipt of which is hereby acknowledged, I, **SHANNON L. POTTS**, have bargained and sold and by these presents do transfer and convey unto **HERMAN RAY SHELTON** and **NICKOLAS RAY SHELTON**, tenants in common with right of survivorship, their heirs and assigns, the following described tract or parcel of land located and situated in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot(s) 82, as shown on the map entitled Fairlane Park, of record in Plat Book 2331, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to HOMER T. WILLIAMS AND WIFE, MARTHA B. WILLIAMS, by deed from ROBERT T. WHITSON AND WIFE, ANN T. WHITSON, of record in Book 2698, Page 115, dated September 23, 1957, said Register's Office. HOMER T. WILLIAMS having since died on or about December 16, 1997, leaving MARTHA B. WILLIAMS as surviving tenant by the entirety. MARTHA B. WILLIAMS having since died testate on or about March 2, 2017. Pursuant to the Last Will and Testament of MARTHA INEZ WILLIAMS, in the Probate Court for

This instrument prepared by:
BASS & BASS, ATTORNEYS
PO Box 503, Carthage, Tennessee 37030

Davidson County, Tennessee, Case No. 17P-1224, said property was devised to the SHANNON L. POTTS. Also see Instrument No. 20180302-0019819, dated February 23, 2018, said Register's Office.

Possession: Date of Deed
2018 taxes to be prorated.

This conveyance is subject to the following:

Matters shown on the Plan of record in Plat Book 2331, Page 108, said register's office.

Restrictive Covenants contained in instrument of record in Book 2498, page 571 and Book 2548, page 355, said register's office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **HERMAN RAY SHELTON** and **NICKOLAS RAY SHELTON**, tenants in common with right of survivorship, their heirs and assigns, forever. I covenant that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it and same is unencumbered, except as stated above.

I FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **HERMAN RAY SHELTON** and **NICKOLAS RAY SHELTON**, tenants in common with right of survivorship, their heirs and assigns, against the lawful claims of all persons, whomsoever.

JEFFREY A. POTTS, spouse of SHANNON L. POTTS, joins in this conveyance to divest himself of whatever marital interest that he may have in the subject property by reason of his marriage to SHANNON L. POTTS.

WITNESS MY HAND on this the 10 day of August, 2018.

Shannon L Potts
SHANNON L. POTTS

Jeffrey A. Potts
JEFFREY A. POTTS

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **SHANNON L. POTTS** and wife, **JEFFREY A. POTTS**, the bargainors, with whom I am personally acquainted or proven to be on the basis of satisfactory evidence and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Offices, Smith County, Tennessee, on this the 10 day of August, 2018.

NOTARY PUBLIC

My Commission expires: 11/16/19

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

WD-Potts-Shelton2

This instrument prepared by:
BASS & BASS, ATTORNEYS
Carthage, Tennessee