Bill Garrett Davidson County
Batch# 134196 **DEEDWARR**
08/28/2018 01:58:41 PM 2 pgs
Fees: $13.00 Taxes: $1,369.00

20180828-0085275
W-VRES-18-814

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANIEL DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Will G. Jennings and Barry W. Jennings	New owners	
(NAME)	(NAME)	**082-13-01-002.00**
5188 Waddell Hollow Rd.		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **HARRY SHIELDS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILL G. JENNINGS, A SINGLE MAN, AND AND BARRY W. JENNINGS, MARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** , hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 2, Neill Avenue Townhomes, as shown in the Declaration of Covenants, Conditions and Restrictions for Neill Avenue Townhomes of record in Instrument Number 20151009-0103114 amended in Instrument No. 20180824-0084036, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Harry Shields, married by Warranty deed from Sheryl Ann Foley, married of record in Instrument No. 20141212-0113838 Register's Office for Davidson County, Tennessee, dated December 10, 2014 and recorded on December 12, 2014.

This was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20151009-0103114 amended in Instrument No. 20180824-0084036, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20151015-0104932, in the Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2, Page 100, Chancery Court, at Nashville, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 Smiley St, Nashville, Tennessee 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

Witness my/our hand(s) this the 24th DAY OF AUGUST, 2018.

Harry Shields by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of HARRY SHIELDS, and who acknowledged he/she/they executed the same as the free act and deed of the said HARRY SHIELDS.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212