File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

Bill Garrett Davidson County
Batch# 135675 DEEDWARR
08/31/2018 02:23:46 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20180831-0086764

W & I Ref: (DM) Title No.: 60105
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Brian S. Shelton, Trustee of the 6008 Jocelyn Hollow Revocable Trust c/o Carter Shelton Attn: Brian Shelton 2021 Richard Jones Road, Ste 240 Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 11605000500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,600,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **David M. Tehle and Mona Tehle, husband and wife,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Brian S. Shelton, Trustee of the 6008 Jocelyn Hollow Revocable Trust,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of George N. Welch, Jr. Subdivision West Meade Village Tract Section "A" of record in Book 1424, page 71, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George E. Mudter, Trustee with full power to sell, mortgage, encumber, lease, convey or otherwise alienate without the joinder of any beneficiary by Warranty Deed from HR Properties of Tennessee, a Tennessee general partnership, dated March 1, 2005 and recorded on March 8, 2005 of record in Instrument No. 20050308-0025684, Register's Office for Davidson County, Tennessee. By Quitclaim Deed, dated March 1, 2005, recorded March 8, 2005, of record in Instrument No. 20050308-0025685, said Register's Office. Subject property was conveyed to David M. Tehle and wife, Mona Tehle.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2018, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 11605000500.
The Plan, with Owner's Certificate, of record in Book 1424, page 71, said Register's Office, which Plan shows 100 foot minimum building set back line from Jocelyn Hollow Road and a 10 foot easement for public utility purposes along the rear line of said lot.
Restrictive Covenant for Detached Structure of record in Instrument No. 20130116-0005395, said Register's Office.

This is improved property, known as 6008 Jocelyn Hollow Road, Nashville, TN 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 30 day of August, 2018

David M. Tehle

David M. Tehle

Mona Tehle

Mona Tehle

State of California

County of San Diego

On this 30th day of August 2018, before me the undersigned authority, personally appeared David M. Tehle and Mona Tehle, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: April 27th 2022

MELISSA GADLER-HAMM
COMM. #2236411
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 27, 2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,600,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2018.

Notary

My Commission Expires:

CEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On August 30th 2018 before me, Melissa Gadler-Hamm, Notary Public,
(insert name and title of the officer)

personally appeared David M. Tehle and Mona Tehle,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MELISSA GADLER-HAMM
COMM. #2236411
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
APRIL 27, 2022

CSC1 CSC1

Signature _____ (Seal)

Warranty Deed