WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137396 **DEEDWARR**
09/05/2018 03:48:00 PM 2 pgs
Fees: $13.00 Taxes: $867.65

20180905-0088089

File No.: ALW-18-4830

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $234,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 09/22/2021

(AFFIX SEAL)

JADEN SKYE SUTLIFF
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA SHANEYFELT	CALIBER HOME LOANS, INC.	147-08-060.00
(NAME)	(NAME)	
4830 HUMBER DRIVE	1199 SOUTH BELTLINE ROAD, STE 110	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37211	COPPELL, TX 75019	
(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 considerations, the receipt of which is hereby acknowledged, I/WE, **MATTHEW G GANNON**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **MELISSA SHANEYFELT AND TRUMAN ELLSWORTH SHANEYFELT, JR., WIFE AND HUSBAND**, hereinafter called the Grantee(s), their heirs 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 Lot No. 121, on the Plan of Beverly Heights, Section II, as shown on plat of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Matthew G. Gannon, an unmarried man by Warranty Deed from Richard D. Rigali and Kathleen K. Rigali, husband and wife, recorded on the 2nd day of June, 2006 in Instrument No. 20060602-0065308, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4830 HUMBER DRIVE, NASHVILLE, TN 37211
(House Number) (Street) (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 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 28th day of August, 2018.

MATTHEW G GANNON

STATE OF ILLINOIS
COUNTY OF Kane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW G GANNON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2018.

Notary Public Christina W. Johnsen
My Commission Expires: 08-06-2020
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CHRISTINA W. JOHNSEN
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 6, 2020

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171