Karen Y Johnson Davidson County
Batch# 154773 DEEDWARR
10/29/2018 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $3,829.50
20181029-0106870

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18090040

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF Tennessee }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,035,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th DAY OF October, 2018.

NOTARY PUBLIC

My Commission expires: 11/5/2019

Address of New Owner	Send Tax Bills To:	Tax Information:
Douglas Shirley Kelly Shirley 3721 Richland Ave Nashville, TN 37205	Same	104-09-0-113.00

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Susan P. Chambers, unmarried,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Douglas Shirley and Kelly Shirley, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land situated in Davidson County, Tennessee, being the westerly one-half of Lot No. 22, Block 7, Division "A", on the Plan of the Richland Realty Company, as of record in Book 161, Page 151, Register's Office for Davidson County, Tennessee.

Said westerly one-half of Lot No. 22 begins at a point on the South side of Richland Avenue, two hundred (200) feet East of Christopher Street; running thence southwardly in a line parallel with the easterly margin of Christopher Street, two hundred (200) feet, more or less, to a point, which is two hundred (200) feet East of Christopher Street; thence eastwardly in a line parallel with Richland Avenue, fifty (50) feet, to a point; thence northwardly and parallel with Christopher Street, two hundred (200) feet, more or less to a point on the southerly margin of Richland Avenue; thence westwardly along the southerly margin of Richland Avenue, fifty (50) feet, to the beginning.

Being the same property conveyed to John L. Chambers and wife, Susan P. Chambers, by Warranty Deed from Minnie Carter Bailey, an unmarried woman, dated 02/15/1990 and recorded on 02/22/1990 at Book 8050, Page 258, Register's Office for Davidson County, Tennessee. The said John L. Chambers having since died on or about November 25, 2017, leaving Susan P. Chambers the surviving tenant by the entirety.

This is property generally located:
3721 Richland Ave, Nashville, TN 37205

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 161, Page 151, 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 Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Susan P. Chambers** has/have caused this instrument to be executed, this the 15th day of October, 2018.

Susan P. Chambers

Susan P. Chambers

STATE OF TN
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Susan P. Chambers,** 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.

This the 15 day of Oct, 2018.

My commission Expires: 8/27/22

NOTARY PUBLIC



True Copy Certification

I, Connie Taylor, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212