WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

B-KW-18-0812

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)
McKenzie Fox and Jacob Andrew Davenport	Chase	
(NAME)	(NAME)	
812 Harpeth Knoll Road	700 Kansas Ln	142-14-0-156.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Monroe LA 71203	
(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, **KAREN M. SHAW AND ALEXANDER R. SHAW, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCKENZIE FOX AND JACOB ANDREW DAVENPORT,** a single man 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: a single woman

Land in Davidson County, Tennessee, being Lot No. 680 on the Plan of Harpeth Woods, Section Three of record in Plat Book 5200, Page 270, 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 the same property conveyed to Karen M. Childress, unmarried and Alexander R. Shaw, unmarried by Warranty deed from Jason Stanford Yoder and wife, Jennifer Yoder of record in Instrument No. 20120815-0073160 Register's Office for Davidson County, Tennessee, dated August 10, 2012 and recorded on August 15, 2012.

Karen M. Childress and Alexander R. Shaw having since married. Karen M. Childress is now known as Karen M. Shaw.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 270, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5867, Page 193, amended in Book 5882, Page 261 and Book 5884, Page 840, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easement of record in Book 2271, Page 192, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4624, Page 866, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **812 Harpeth Knoll Road, Nashville, Tennessee 37221**.

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.

Karen Y Johnson Davidson County
Batch# 155063 **DEEDWARR**
10/30/2018 10:40:56 AM 2 pgs
Fees: $13.00 Taxes: $895.40

20181030-0107269

Witness my/our hand(s) this the 26th DAY OF OCTOBER, 2018.

Karen M. Shaw

Alexander R. Shaw

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN M. SHAW, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of October, 2018.

Notary Public
My Commission Expires: 4-9-21
(SEAL)

STATE OF Kentucky
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALEXANDER R. SHAW, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23 of October, 2018.

Notary Public
My Commission Expires: 4-9-21
(SEAL)

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