Return to:

Karen Y Johnson Davidson County
Batch# 170046 DEEDWARR
12/04/2018 04:00:30 PM 3 pgs
Fees: $18.00 Taxes: $819.55
20181204-0118429

SLTE#1662

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Rita Davidson and husband, Dean Shortland	**Citizens Bank, NA**	**Map 120-09-00-**
1301 Eastland Avenue	**6100 Tower Circle, Ste 600**	**Parcel 139.00**
Nashville, TN 37206	**Franklin, TN 37067**	

This instrument prepared by: Southern Land Title & Escrow, Inc., P.O. Box 217, 9927 Sam Donald Court, Ste B, Nolensville, TN 37135.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Reed Allen Skinner and wife, Helen S. Skinner,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Rita Davidson and Dean Shortland, wife and husband,** ("Grantees"), their heirs and assigns, to certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No 5D-26 Glengarry Park Subdivision, Section 5D of record in Plat Book 3600, page 369, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Reed A. Skinner and wife, Helen Skinner by warranty deed dated October 21st, 1969 from Edward F. Schroeder and wife, Hazel L. Schroeder of record in Book 4375, page 211, said Register's Office.

This instrument is executed on behalf of Helen S. Skinner by Reed Allen Skinner, her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20181128-0116033, said Register's Office.

The said Reed Allen Skinner and Helen S, Skinner is one and the same as Reed A. Skinner and Helen Skinner.

This conveyance is subject to the following:

1. **2019 Taxes, not yet due and payable and assumed by Grantee.**
2. **Any and all matters appearing on the plan of record in Plat of record in Plat Book 3600, page 36, said Register's Office.**

This is improved property commonly known as **415 Dunaillie Drive, Nashville, TN 37217.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $221,500.00.

Affiant

Subscribed and sworn to before me this 4th day of December, 2018

Notary public:

My commission expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 4th day of December, 2018.

Reed Allen Skinner

Reed Allen Skinner

Helen S Skinner By
Reed Allen Skinner, Attorney-In-Fact

Helen S. Skinner by Reed Allen Skinner, her Attorney-In-Fact

[STATE OF TENNESSEE]
[COUNTY OF WILSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Reed Allen Skinner, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 4th day of December, 2018.

Notary Public

My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[STATE OF TENNESSEE]
[COUNTY OF WILSON]

Personally, appeared before me, the undersigned, a Notary Public in and for said County and State, Reed Allen Skinner, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **HE** executed the within instrument on behalf of Helen S. Skinner, and acknowledged that HE executed the same as the free act and deed on behalf of Helen S. Skinner.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 4th day of December, 2018.

Notary Public

My Commission Expires: 10/30/2022

JUDY PAINTER-ROSE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Robert L Scruggs

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and
Notary's Name

state, Robert L. Scruggs, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

