THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 196569 DEEDWARR
02/19/2019 02:48:10 PM 4 pgs
Fees: $23.00 Taxes: $1,036.00

20190219-0014946

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kelsey A. Gibson and Lucas M. Gaffney 937 Harpeth Bend Drive Nashville, TN 37221	New Owner	156-06-0-024.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **James L. Shier**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Kelsey A. Gibson and Lucas M. Gaffney**, Joint Tenants with Right of Survivorship hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 795, Plan of Harpeth Woods, Section 4, First Addition, as shown on plat of record in Plat Book 5200, Page 653, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James L. Shier, by Warranty Deed from Elizabeth Ayers and husband, John W. Ayers, of record on July 30, 2010, at Instrument No. 20100730-0059860, Davidson County Register of Deeds.

This is improved property known as 937 Harpeth Bend Drive Nashville, Nashville, TN 37221.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand, this 13th **day of February, 2019:**

James L. Shier

James L. Shier

STATE OF California

COUNTY OF Marin

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

Witness my hand and official seal, this 13th day of February, 2019:

Notary Public

My Commission Expires: 1.7.2023

JENNIFER B. HENERLAU
Notary Public - California
Marin County
Commission # 2270614
My Comm. Expires Jan 7, 2023

STATE OF California

COUNTY OF Marin

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$280,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 13th DAY OF February 2019:

Notary Public

My Commission Expires: 1.7.2023

JENNIFER B. HENERLAU
Notary Public - California
Marin County
Commission # 2270614
My Comm. Expires Jan 7, 2023

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 Marin)

On February 13, 2019 before me, Jennifer B. Henerlau, Notary Public
(insert name and title of the officer)

personally appeared James L. Shier,
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.

JENNIFER B. HENERLAU
Notary Public - California
Marin County
Commission # 2270614
My Comm. Expires Jan 7, 2023

Signature _____ (Seal)

CALIFORNIA JURAT

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 Marin

Subscribed and sworn to (or affirmed) before me on this

13th day of February, 2019

by James L. Shier

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

JENNIFER B. HENERLAU
Notary Public - California
Marin County
Commission # 2270614
My Comm. Expires Jan 7, 2023

Signature Jennifer B. Henerlau (seal)