Karen Johnson Davidson County
Batch# 198868 DEEDWARR
02/25/2019 03:19:30 PM 3 pgs
Fees: $18.00 Taxes: $758.50
20190225-0017038

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 205,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS 02/20/2019 Notary Public MY COMMISSION EXPIRES: 11/8/22 (AFFIX SEAL)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2119

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tierra C. Shaffer	New owner at	165-09-0A-093.00-C O
(NAME) 1971 Port James Circle	(NAME) property address	
(ADDRESS) Nashville, TN, 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Pamela May Coley, unmarried** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tierra C. Shaffer, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A 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. 58 on the Plan of Lakewood Village, Section Three of record in Instrument No. 20020321-0034912, Register's Office for said County, to which Plan reference is hereby made for a more complete description.
Pamela May Coley, unmarried woman

Being the same property conveyed to Pamela May Coley, unmarried woman by Deed dated December 29, 2016 from Stephen S. Rheing, unmarried, in Instrument Number 20161230-0137495, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as 1971 Port James Circle, Nashville, TN 37013
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said 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, this instrument has been executed on this the **20th** day of **February, 2019.**

Pamela May Coley

Pamela May Coley

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Pamela May Coley**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **20th** day of **February, 2019.**

Ashleigh Campbell

NOTARY PUBLIC

My Commission Expires: 4/10/2022

ASHLEIGH CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, 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: 9/25/19.

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019