This instrument prepared by:
Steve Shelton
1225 Harwood Dr.
Nashville, TN 37206

Owner/Responsible Taxpayer
Steve Shelton and Emma L. Shelton
1225 Harwood Dr.
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 200235 DEEDWARR
02/28/2019 10:44:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190228-0018254

Map/Parcel No.: 083-04-0-115.00

M.I.S. FILE NO
1684101

WARRANTY DEED

February (or)

THIS INDENTURE, made and entered into this 19 day of ~~January,~~ 2019, by and between Steve Shelton, a married man, joined by his wife, Emma L. Shelton whose address is 1225 Harwood Dr., Nashville, TN 37206 party of the first part, and Steve Shelton and Emma L. Shelton, husband and wife, as tenants by the entirety, whose address is 1225 Harwood Dr., Nashville, TN 37206 party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A"

DEED TO ADD SPOUSE TO TITLE FOR NO CONSIDERATION

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

Being the same property conveyed to Steve Shelton by Deed from Elmo Harvey Waffird, Betty Jean Waffird Chapman, and Glenda Marie Waffird Duke, being the sole surviving heirs of Betty Waffird, deceased, recorded May 4, 2004 as Instrument Number 20040504-0050782 of the Register's Office of Davidson County, Tennessee.

Commonly known as: 1225 Harwood Dr., Nashville, TN 37206

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the hand and seal of the party of the first part the day and year first above written.

Steve Shelton

Emma L. Shelton

ACKNOWLEDGMENT

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, Steve Shelton and Emma L. Shelton the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19 day of ~~January~~ February, 2019.

NOTARY STAMP/SEAL

NOTARY PUBLIC

Notary Commission Expires: 11/03/20

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

I or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00. Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A)(i), the tax is based only on actual consideration given for a conveyance and not on the value of the property.

Steve Shelton

Emma L. Shelton

Witness my hand, at office, this 19 day of ~~January~~ February(a), 2019.

NOTARY PUBLIC

NOTARY STAMP/SEAL

Notary Commission Expires: 11/03/20

After Recording Mail To:
Mortgage Information Services, Inc.
Attn: Recording Department
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

Fidelity National Title Insurance Company

AGENT TITLE NO.: 200001684101

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE IN INSTRUMENT #20040504-0050782 AND IS DESCRIBED AS FOLLOWS:

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 NUMBER 6 ON THE PLAN OF PORTER HEIGHTS, SECTION VI, AS OF RECORD IN PLAT BOOK 2330, PAGE 161, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS DESCRIBED AS FOLLOWS, TO-WIT:

SAID LOT NUMBER 6 FRONTS 75 FEET ON THE EAST SIDE OF HARWOOD DRIVE AND RUNS BACK 197.8 FEET ON THE NORTHERLY LINE AND 200 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY DESCRIBED IN THE DEED TO STEVE SHELTON, FROM ELMO HARVEY WAFFIRD, BETTY JEAN WAFFIRD CHAPMAN, AND GLENDA MARIE WAFFIRD DUKE, BEING THE SOLE SURVIVING HEIRS OF BETTY WAFFIRD, DECEASED, RECORDED ON MAY 4, 2004, IN INSTRUMENT #2004-50782, OF THE PUBLIC RECORDS OF DAVIDSON COUNTY, TENNESSEE.

APN: 083-04-0-115.00

COMMONLY KNOWN AS 1225 HARWOOD DR, NASHVILLE, TN 37206
HOWEVER, BY SHOWING THIS ADDRESS NO ADDITIONAL COVERAGE IS PROVIDED

TRUE COPY CERTIFICATION

I, Angelia Webb, 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.

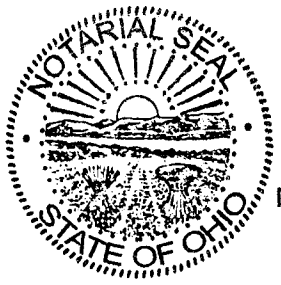
Angelia Webb

Angelia Webb

State of Ohio
County of Cuyahoga

Personally appeared before me, Pia Behm , a notary public for the state of Ohio, Angelia Webb who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 6.26.22
Notary Seal



PIA BEHM
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
June 26, 2022