39B

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34602-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me this 6th day of March, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Trina Smith, Adam Ross Dort 1425 Janie Avenue Nashville, TN 37216	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave # 1000 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 072 04 0 286 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Andrew C. Shelton and Candyce A. Shelton, husband and wife**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trina Koa Smith and Adam Ross Dort, wife and husband** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1425 Janie Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
DEEDWARR
Batch# 203894 3 pgs
03/08/2019 12:33:53 PM
Fees: $18.00 Taxes: $821.40
20190308-0021510

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of March, 2019.

Andrew C. Shelton

Candyce A. Shelton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew C. Shelton and Candyce A. Shelton, 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 6th day of March, 2019.

GEORGE E. MILLER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 26 on the Plan of Block D, Country Club Estates, as shown by Plat of record in Plat Book 843, page 95, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot 26 fronts 100 feet on the northeasterly side of Janie Avenue and runs back between lines 175 feet to a dead line.

Being the same property conveyed to Andrew C. Shelton and Candyce A. Shelton, husband and wife, by deed dated March 23, 2007 from Bradley A. Muhs, married of record in Instrument No. 20070327-0036455, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 072 04 0 286 00.
2. All matters appearing on the Plan of record as Book 843, page 95, Register's Office for Davidson County, Tennessee.