This instrument prepared by:
MLJ Escrow & Title, LLC
1616 Westgate Circle
Brentwood, TN 37027

File #

Karen Johnson Davidson County
Batch# 222144 DEEDWARR
04/26/2019 08:41:50 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190426-0038364

NEW OWNER:
Dave Delpapa
1315 Oak Valley Rd.
Mt. Juliet, TN 37122

SEND TAX BILL TO:
New owner ←

MAP & PARCEL:
75-12-0A-81.00CO

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary W. Shirley and wife, Vickey S. Shirley** hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Dave Delpapa,** unmarried, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 2, on the plan of Cedar Creek, Phase 2, of record in Plat Book 7900, page 5, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Gary W. Shirley and wife, Vickey S. Shirley by Warranty Deed from Larry Powell and wife, Carol Powell, dated 6/28/1991 and recorded 6/28/1991, of record in Book 8389, page 91, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING:

1. 2018 taxes are a lien and will be the responsibility of the Grantee for payment of said taxes.
2. Subject to any and all building and zoning regulations of City, County and State.
3. Subject to any and all easements which may affect the within described property.

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, his heirs and assigns, forever;

AND **Gary W. Shirley and wife, Vickey S. Shirley** do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND **Gary W. Shirley and wife, Vickey S. Shirley** further covenant and bind their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

This is property is known as: 4933 Scotts Creek Pkwy., Hermitage, TN 37076.

Executed on this 24th day of April, 2019.

Gary W. Shirley

Vickey S. Shirley

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public of said County and State, Gary W. Shirley and wife, Vickey S. Shirley 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 this 24th day of April, 2019.

Notary Public

My Commission Expires: 1/23/23

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Sworn to and subscribed to me, the undersigned, 24th day of April, 2019.

Notary Public

My Commission Expires: 1/23/23