

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $246,000.00.

Brett Harris
Affiant

Subscribed and sworn to before me, this 29 th day of April, 2019.

Julie Dyess
Notary Public
My commission expires: 8/11/20

Karen Johnson Davidson County
Batch# 223649 DEEDWARR
04/30/2019 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $910.20
20190430-0039615

RTEC #02-1903-50647

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brett E.Harris	Churchill Mortgage Corporation	168-00-0-040.00
9042 Highway 100	761 Old Hickory Blvd, Suite 400	
Nashville TN 37221	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lauren Autry, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brett Harris, unmarried man**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in the Ninth, Formerly Fourteenth Civil District of Davidson County, Tennessee, described according to a survey made by Southern Land & Associates, Inc. dated August 16, 1979, as follows:

Beginning at a stake at Highway 100, same being the southeast corner of Ernest A. Jones, running thence north with said Highway 100 north 78 degrees, 30 minutes east 289 feet to a stake; thence north 3 degrees west 89.1 feet; thence north 68 degrees 30 minutes west 99 feet to a stake; thence north 71 degrees 30 minutes west 123.75 feet to a stake in branch; thence south 67 degrees 30 minutes west 99 feet to a stake in branch; thence south 62 degrees west 12 feet to a stake on the south side of branch, same being the northeast corner of Ernest A. Jones; thence with the Ernest A .Jones east boundary line, south 9 degrees east 177 feet to the beginning.

Being the same property conveyed to Tom S. Shiness and wife, Lynn A. Shiness by deed from William G. Burke, Jr. and wife, Grace E. Burke, dated November 30, 1995, recorded December 5, 1995, of record in Book 9877, Page 899, re-recorded of record in Book 9921, Page 338 to correct spelling of grantees surname to read as Shinness, Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Lynn Alyce Shinness and Tom Daniel Shinness filed September 27, 1999 in the Fourth Circuit Court for Davidson County, Tennessee, No. 99D-312.

Further being the same property conveyed to Tom Daniel Shinness by Quitclaim Deed from Lynn Alyce Shinness, dated September 14, 1999, recorded December 7, 2007, of record in Instrument No. 20071207-0141928, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lauren Autry, married by deed from Jasmine Shinness and Ginger Shinness and Heather Shinness, Heirs-At-Law of Tom Shinness, dated March 5, 2018, recorded March 6, 2018, of record in Instrument No. 20180306-0021200, Register's Office for Davidson County, Tennessee, which deed declared Tom Daniel Shinness died intestate on or about February 17, 2017. Upon his death, his interest in the subject property passed to his daughters, Jasmine Cheri Shinness, Heather Shinness and Ginger Shinness, his only heirs at law as evidenced

by Affidavit of Heirship of record in Instrument No. 20170406-0033674, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Jon Reed Autry, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in the subject property.

This property is improved property known as 9042 Highway 100, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 29th day of April, 2019.

Lauren Autry

Jon Reed Autry

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lauren Autry and Jon Reed Autry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 29 day of April, 2019.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

True Copy Certification

I, Debra Loe, 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.

Debra Loe

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Debra Loe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Dyess

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

