WARRANTY DEED

Karen Johnson Davidson County
Batch# 224804 DEEDWARR
05/02/2019 11:12:24 AM 2 pgs
Fees: $13.00 Taxes: $1,006.40

20190502-0040848

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF MAY 2019.

Notary Public

MY COMMISSION EXPIRES: 07-11-2022

(AFFIX SEAL)

LISA P. CHANEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jackson Clark Shacklett and Natalie Lorraine Shacklett	Jackson and Natalie Shacklett	
(NAME)	(NAME)	
403 Basswood Ave.		090-15-0-028.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JAMES E. MORROW, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACKSON CLARK SHACKLETT AND NATALIE LORRAINE SHACKLETT, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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. 447 on the Plan of Charlotte Park, Section 6, as of record in Book 2900, Pages 7 and 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed from Gilbert A. Lavender and wife, Margaret E. Lavender to T. F. Cheatham and wife, Virginia G. Cheatham and Lauraette Cheatham, single as recorded on the 26th day of August, 1968 in Deed Book 4263, Page 313, in the Register's Office of Davidson County, Tennessee. T.F. Cheatham died on March 2, 1981, leaving Virginia G. Cheatham as solesurviving Tenant by the Entirety. Virginia G. Cheatham died on May 30, 1996 leaving Lauraette Cheatham and Margo Cheatham Staggs as her sole Heirs at Law.

Being the same property conveyed by Warranty Deed from Margo Cheatham Staggs to Lauraette Cheatham as recorded on the 14th day of October, 1996 in Deed Book 10223, Page 854, said Register's Office. Lauraette Cheatham Morrow died intestate on November 16, 2017 leaving her spouse, James E. Morrow as her sole Heir at Law, pursuant to Affidavit of Heirship of record in Instrument No. 20190502004081S, said Register's Office.

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

unimproved
This is improved x property, known as 403 Basswood Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the 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 30 day of April, 2019

James E. Morrow

JAMES E. MORROW

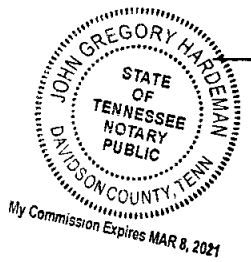
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James E. Morrow, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30 day of April, 2019.

Commission expires:



Notary Public