RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1912058

Karen Johnson Davidson County
Batch# 250651 DEEDWARR
07/01/2019 11:04:10 AM 2 pgs
Fees: $13.00 Taxes: $924.63

20190701-0063504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

NOTARY PUBLIC

My commission expires: September 7, 2021

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cameron Chase Cunningham and Crystal Jean Haynes 303 Browning Road Nashville, TN 37211	Same address as new owner	119-04-0-077.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Nine Thousand Nine Hundred and 00/100 Dollars ($249,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **BRYAN G. SHELTON AND WIFE, ANNE LAURE SHELTON**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CRYSTAL JANE HAYNES, AN UNMARRIED WOMAN, AND CAMERON CHASE CUNNINGHAM, AN UNMARRIED MAN,** tenants in common, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 150, Section 6, Plan of Glencliff Estates, as shown on plat of record in Plat Book 2133, page 73, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Bryan G. Shelton, by Quitclaim Deed from Uthona S. Shelton, dated 9/28/2012, recorded 12/11/2012, of record in Instrument No. 20121211-0114085, in the Register's Office for Davidson County, Tennessee. Anne Laure Shelton joins in this conveyance for the purpose of conveying any and all of her interest, marital or otherwise.

Being the same property previously conveyed to Uthona S. Shelton and husband, Bryan G. Shelton, by Warranty Deed from Julie K. Holt, unmarried, dated 3/30/2006, recorded 3/31/2006, of record in Instrument No. 20060331-0036559, said Register's Office.

The address of the herein described property is believed to be 303 Browning Road, Nashville, TN 37211, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of June, 2019.

BRYAN G. SHELTON

ANNE LAURE SHELTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Bryan G. Shelton and Anne Laure Shelton, 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 seal, this the 27th day of June, 2019.

Notary Public

Printed Notary Name

My commission expires: _____

Margaret R. Means
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2021