WARRANTY DEED

This instrument prepared by:
Christopher J. Thornton, P.C.
1061 Cresthaven Road
Memphis, TN 38119
901-758-2580
Cartus File #3046572

Return to:

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value for this transfer, whichever is greater, is $ 669,000.00

Affiant

Subscribed and sworn to me, this the 10 day of July, 2019.

Notary Public

My commission expires: 11/8/21

Property Address:
2127 Ashwood Avenue
NASHVILLE, TN 37212

Parcel ID:
104-15-0-214.00-CO

Karen Johnson Davidson County
Batch# 257263 **DEEDWARR**
07/16/2019 08:26:52 AM 2 pgs
Fees: $13.00 Taxes: $2,475.30

20190716-0069174

Property owner:
Michael Shiely etux
2127 Ashwood Ave.
Nashville, TN 37212

Mail tax bills to:
new owner

THIS INDENTURE is made effective the 10 day of July, 20 19, by **Derek Jacobs and Mary Beth Brinkman,** First Parties, for the purpose of conveying the premises described herein to Michael Shiely and Shaylyn Shiely, husband and wife, Second Parties. Whenever in this instrument a pronoun is used, it shall be construed to represent either singular or plural, as the case may demand.

WITNESSETH:

That said First Party, for and in consideration of the sum of One and No/100 DOLLARS ($1.00) and other good and valuable consideration to them in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and to hereby grant, bargain sell and convey unto the said Second Parties the following described premises, to-wit:

Land in Davidson County, Tennessee, being the easterly 50.0 feet of Lot No. 61 on the Map of Sunset Park Subdivision as of record in Book 332, Page 132, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the southerly margin of West Ashwood Avenue, formerly "A" Street, as changed on the Plan of H. P. Jacobs Subdivision of record in Book 547, Page 65, Register's Office for Davidson County, Tennessee, at the northeast corner of Lot No. 61 as changed; thence southerly with the East line of the said lot, 150.5 feet, more or less, to a dead line; thence with the South line of said Lot No. 61, westerly 50.0 feet; thence northerly parallel with the first line 155.0 feet to the southerly margin of said Avenue or Street; thence with the southerly margin of said Avenue, easterly 50.0 feet to the beginning.

Being the same property conveyed to Derek Jacobs and Mary Beth Brinkman by Warranty Deed from Jamaica Zralek and husband, Stephen Zralek of record in Instrument No. 20150908-0090863, Register's Office for Davidson County, Tennessee, dated September 03, 2015 and recorded on September 08, 2015. (Value of consideration shown in aforementioned deed $604,000.00.) Being also known as 2127 Ashwood Avenue, Nashville, Tennessee 37212.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT:

Subject to all matters of record shown on the Plan of record in Plat Book 332, Page 132, in the Register's Office for Williamson County, Tennessee;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: C-CP-19-2127

THIS conveyance is made subject to applicable restrictions, building set-back lines, all existing easements, and to all conditions as shown of Public Record.

With the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Party, for him/her/themself and for their heirs, executors and administrators do hereby covenant with Second Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except taxes for the year 20____, which are to be prorated between the parties as of the date of closing, the payment of which is assumed by the Second Parties; and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomever.

IN WITNESS WH*EREOF,* *the said First Party have hereunder set their hand and seal the day and year first above written.*

Derek Jacobs

Mary Beth Brinkman

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Derek Jacobs**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 10th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 6, 2020

JANELLE VanHOOTEGEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Davidson)

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, **Mary Beth Brinkman**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL AT OFFICE, in Davidson County, this the 10th day of May, 2019.

NOTARY PUBLIC

My Commission Expires: My Commission Expires JULY 6, 2020

JANELLE VanHOOTEGEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This deed is prepared with information provided by Steltemeier & Westbrook, PLLC. Preparer makes no representation with regard to the title.