Return to:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621347

Karen Johnson Davidson County
Batch# 262139 DEEDWARR
07/25/2019 09:57:50 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20190725-0073062

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this24th day of July, 2019.

Notary Public
My Commission Expires: 1-3-23

E. MANNIX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Harlin 3323 Acklen Avenue Nashville TN 37212	New Owner	Tax Parcel ID No. 104-06-0-100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kerry Glynn Shook and Christine Jill Shook, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Asbury-Bacon Harlin, Jr.**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 80, as shown on the map entitled Bransford Realty Co's West End Heights Subdivision, of record in Plat Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KERRY GLYNN SHOOK and CHRISTINE JILL SHOOK, HUSBAND AND WIFE, by deed from FRANK TONG and wife, ADRIANE SEIFFERT, of record in Instrument No. 20140605-0049052, dated June 3, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Matters shown on the Plan of record in Plat Book 332, pages 124 and 125, said Register's Office.

This is improved property located at 3323 Acklen Avenue Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of July, 2019.

Kerry Glynn Shook

Christine Jill Shook

STATE OF Texas)
COUNTY OF Montgomery)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kerry Glynn Shook and Christine Jill Shook, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of July, 2019.

AMANDA WINSTON
Notary Public, State of Texas
Comm. Expires 02-09-2020
Notary ID 128879579

Notary Public

My Commission Expires: 2/9/2020