Karen Johnson Davidson County
Batch# 264874 DEEDWARR
07/31/2019 03:13:07 PM 2 pgs
Fees: $13.00 Taxes: $4,902.50
20190731-0075614

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,325,000.00.

Jordan N. Myers (Affiant)

Sworn to and subscribed before me this 29th day of July, 2019.

Dana Delworth Notary Public

My commission expires: 7/6/20

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Bob Shirock and Shirley Shirock (NAME)	**Bob Shirock and Shirley Shirock** (NAME)	
46011 W. NINE MILE (ADDRESS)	46011 W. Nine Mile (ADDRESS)	132-14-0-039.00
NOVI MI 48374 (City) (State) (Zip)	NOVI MI 48374 (City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **William G. Leavell and Gina G. Leavell, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bob Shirock and Shirley Shirock, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Oak Hill Valley Subdivision, of record in Plat Book 1835, Page(s) 15 and 16, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete description of the property.

Being all the same property conveyed to William G. Leavell and Gina G. Leavell, husband and wife by deed from Theresa Elizabeth Jones and Mary Bernice Denney Jones, both unmarried, of record in Book 11241, page 793, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-5E-19-4707

1. Subject to the plan of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee.

2. Public utility easements as described in instrument of record in Book 1854, page 305, Register's Office for Davidson County, Tennessee.

3. Subject to marital rights, if any, not conveyed in deed of record in Book 5250, page 498, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2019.

(SEAL)
William G. Leavell

(SEAL)
Gina G. Leavell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of July, 2019, before me personally appeared William G. Leavell and Gina Leavell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of July, 2019.

Notary Signature
My commission expires: July 6, 2020

QUINDAL EVANS SEGALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON