(2)

Karen Johnson Davidson County
Batch# 276852 DEEDWARR
08/27/2019 11:12:28 AM 2 pgs
Fees: $13.00 Taxes: $6,012.50
20190827-0086252

WARRANTY DEED

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of August, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Lola Blackwell Chambless	First Tennessee Bank	117 04 0 257.00
(NAME)	(NAME)	
2812 Oakland Ave	165 Madison Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Memphis, TN 38103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Travis Joseph McShane, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lola Blackwell Chambless, a married woman**, 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. 30 on the Plan of Belmont Terrace of record in Plat Book 421, Page 101, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Travis Joseph McShane, unmarried by Warranty Deed from Jeffrey C. Kuster and Heidi M. Kuster, husband and wife dated April 20, 2015 and recorded May 29, 2015 as Instrument No. 20150529-0049918, in said Register's Office for Davidson County, Tennessee. The subject property has never been the principal residence of the Grantor's spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2812 Oakland Ave, Nashville, TN 37212

File Number: GRN-188519SSO

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 our hands this 23 day of August 2019

Travis Joseph McShane by Hillary Monroe Smith, as attorney in fact

Smith, as attorney in fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of the said Travis Joseph McShane, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Travis Joseph McShane, for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public

My Commission Expires:

(SEAL)

KENYON J. SALES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 09, 2023

File Number: GRN-188519SSO