RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 280437 DEEDWARR
09/04/2019 09:42:38 AM 2 pgs
Fees: $13.00 Taxes: $1,261.33

20190904-0089054

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

BOX 10-A

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $340,900.00.

Affiant

Sworn to and subscribed before me this 30th day of August, 2019.

Notary Public

My Commission Expires: _____

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2021

(SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tana Dee Shellhart 2120 Paula Drive Madison, TN 37115	SAME	034-03-0-002.00

This Indenture is made on the 29th day of August, 2019, by and between **BRAD MUNN AND ELIZABETH MUNN, HUSBAND AND WIFE** ("Grantor"), and **TANA DEE SHELLHART, A SINGLE PERSON** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 246 on the Plan of Shepherd Hills, Section No. 4 of record in Plat Book 2854, Page 100, 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 Brad Munn and Elizabeth Munn, husband and wife by Warranty deed from Kenneth E. Martin and wife, Debra B. Martin of record in Instrument No. 20170127-0009063 Register's Office for Davidson County, Tennessee, dated January 26, 2017 and recorded on January 27, 2017.

This is improved property known as 2120 Paula Drive, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2019 and subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 2854, Page 100, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 29th day of August, 2019.

GRANTOR:

Brad Munn

Elizabeth Munn

STATE OF Florida)
COUNTY OF Duval)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, BRAD MUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

CRYSTAL R. LEE
MY COMMISSION # GG 313142
EXPIRES: March 18, 2023

Notary Public

My Commission Expires: 03/18/2023

STATE OF Floreda)
COUNTY OF Duval)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, ELIZABETH MUNN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of August, 2019.

Notary Public

My Commission Expires: 03/18/2023

CRYSTAL R. LEE
MY COMMISSION # GG 313142
EXPIRES: March 18, 2023