STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $438,000.00 (Four Hundred Thirty Eight Thousand).

AFFIANT

Subscribed to and sworn before me this 27th day of September, 2019.

NOTARY PUBLIC MY COMMISSION EXPIRES: 3/7/23

(NOTARY SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

Karen Johnson Davidson County
Batch# 293250 DEEDWARR
09/30/2019 02:55:43 PM 2 pgs
Fees: $13.00 Taxes: $1,620.60

20190930-0099467

THIS INSTRUMENT PREPARED BY
~~**AND PLEASE RETURN TO:**~~

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-19-6214B

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jonathan Britton and Amanda Britton 6214 B California Ave Nashville, TN 37209	new owners	091-02-0Z-002.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TOMMY L. SHAW, AN UNMARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JONATHAN BRITTON AND AMANDA BRITTON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Land situated in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of 6214 California Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 6214 California Cottages, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20150311-0020838, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 6214 California Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150311-0020838, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Tommy L. Shaw and Mary K. Shaw, husband and wife by Warranty Deed of record at Instrument No. 20151223-0129227, dated 12/22/2015 and recorded 12/23/2015, in the Register's Office of Davidson County, Tennessee. The said Mary K. Shaw having since died on November 15, 2018, thereby vesting subject property in Tommy L. Shaw as surviving tenant by the entirety.

Being also known as 6214 B California Avenue, Nashville, Tennessee 37209.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **6214 B CALIFORNIA AVE** **NASHVILLE, TN 37209**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2019085335

WITNESS, this 27th day of September, 2019

Tommy L. Shaw

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 27th day of September, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Tommy L. Shaw** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of September, 2019.

Notary Public

Commission Expires: _____

