WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,065,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF SEPTEMBER, 2019. Notary Public MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)
JM-SR-19-5400	

DANA DELWO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COU

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Allison Hayes	**NEW OWNER**	
(NAME)	(NAME)	**130-16-0-059.00**
12 East 32nd St		
(ADDRESS)	(ADDRESS)	
New York, NY 10016		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BOB SHIROCK AND SHIRLEY SHIROCK, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALLISON HAYES, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the westerly part of Lot No. Lot 51 on the Revised Plan of Westwood, of record in Plat Book 974, Page 14, Register's Office for Davidson County, Tennessee, and further described as follows:

Said part of Lot No. 51 fronts 288 feet on the easterly side of Hillsboro Road and runs back 480 feet on the northerly line and 454 feet on the southerly line to the westerly line of property conveyed to Walter Stokes and wife, by deed of record in Book 1027, Page 387, said Register's Office.

Being the same property conveyed to Bob Shirock and Shirley Shirock, husband and wife by Warranty Deed from Allison Basile, an unmarried woman, of record in Instrument No. 20180427-0039993, Register's Office for Davidson County, Tennessee, dated April 27, 2018 and recorded on April 27, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Plan of record in Plat Book 974, Page 14, Register's Office for Davidson County, Tennessee.
- Water Line Easement of record in Book 6399, Page 862, Register's Office for Davidson County, Tennessee.
- Affidavit and Agreement of record in Instrument No. 20180221-0016598, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5400 Hillsboro Pike, Nashville, Tennessee 37215**.

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. 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.

Karen Johnson Davidson County
Batch# 293260 **DEEDWARR**
09/30/2019 03:06:45 PM 2 pgs
Fees: $13.00 Taxes: $3,940.50

20190930-0099506

Witness my/our hand(s) this the 24th DAY OF SEPTEMBER, 2019.

Bob Shirock

Bob Shirock

Shirley Shirock

Shirley Shirock

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BOB SHIROCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2019.

Cheryl N. Schmitke

Notary Public
My Commission Expires: 1/27/24
(SEAL)

CHERYL N. SCHMITKE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 27, 2024
Acting in the County of Oakland

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ OAKLAND

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHIRLEY SHIROCK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2019.

Cheryl N. Schmitke

Notary Public
My Commission Expires: 1/27/24
(SEAL)

CHERYL N. SCHMITKE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 27, 2024
Acting in the County of Oakland

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212