THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. Aaron Fortner, PLLC
810 Crescent Centre Drive, Suite 110
Franklin, Tennessee 37067

Karen Johnson Davidson County
Batch# 294290 DEEDWARR
10/01/2019 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20191001-0100062

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Nathan L. Kerr and Anne D. McElroy 3715 Elkins Avenue Nashville, TN 37209	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio TX 78288	092-13-0-484

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jacqueline K. McShane and Andrew McShane, wife and husband, as tenants by the entirety**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Nathan L. Kerr and Anne D. McElroy, Husband and Wife**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1, Resubdivision of part of Lots 9, 10, and 11, Block 23, Plummer place, as shown on the plat of record in Instrument No. 20060718—0086551, amending Book 161, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jacqueline Elizabeth Korte, an unmarried woman, by Warranty Deed from Bruce Peebles and Lisa Peebles, husband and wife, of record on July 21, 2010, at Instrument No. 20100721-0056878, Davidson County Register of Deeds. Further being the same property conveyed to Jacqueline K. McShane and Andrew McShane, wife and husband, as tenants by the entirety, by Quitclaim Deed from Jacqueline K. McShane, formerly known as Jacqueline Elizabeth Korte, a married woman, of record on June 23, 2016, at Instrument No. 20160623-0064161, Davidson County Register of Deeds.

This property is commonly known as 3715 Elkins Avenue, Nashville, TN 37209.

This conveyance is further subject to (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, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 27 **day of September, 2019:**

Andrew McShane

Jacqueline McShane

STATE OF Missouri

COUNTY OF Jackson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andrew McShane** and **Jacqueline McShane,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27 day of September, 2019:

Notary Public

My Commission Expires: 6-23-2022

CYNTHIA GEORGE
Notary Public-Notary Seal
State of Missouri, Jackson County
Commission #14988525
My Commission Expires June 23, 2022

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $380,000.00:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 30 DAY OF September, 2019:

Notary Public

My Commission Expires: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amanda Minor

MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

