Karen Johnson Davidson County
Batch# 297526 DEEDWARR
10/08/2019 09:21:04 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20191008-0102867

Warranty Deed

DON KEITH HEAD III STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER My Comm. Expires June 22, 2021	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,650,000.00. Teresa Dan Affiant Subscribed and sworn to before me, this the 27th day of September, 2019. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Phillip Wilson Amanda Wilson	Same as Owner	
2510 Belmont Boulevard		11704004000
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TIMOTHY B. SHAW, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PHILLIP WILSON AND AMANDA WILSON,** Husband & Wife HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said northerly 42 feet of Lot No. 112 and the southerly 8 feet of Lot No. 113 fronts 50 feet on the easterly side of Belmont Boulevard and runs back between parallel lines 183 feet to a line in the rear which is a dead line measuring 50 feet thereon.

Being the same property conveyed to Ralph Bryan Curtis by Warranty deed from D. Matthew Stuart and wife, Linda E. Stuart of record in Book 10116, page 386, Register's Office for Davidson County, Tennessee, dated June 28, 1996 and recorded on July 10, 1996.

Being the same property conveyed to Timothy B. Shaw, unmarried by Warranty deed from Ralph Bryan Curtis, unmarried of record in Instrument No. 20171116-0117659 Register's Office for Davidson County, Tennessee, dated November 10, 2017 and recorded on November 16, 2017.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2510 Belmont Boulevard, Nashville, TN 37212, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 27th day of September, 2019.

Timothy B Shaw by Anthony John Shaw, his Attorney-In-Fact

Timothy B. Shaw by Anthony John Shaw, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Anthony John Shaw as attorney-in-fact for Timothy B. Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021