This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-19-5123

Karen Johnson Davidson County
Batch# 299459 DEEDWARR
10/10/2019 03:50:30 PM 4 pgs
Fees: $23.00 Taxes: $5,790.50
20191010-0104182

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,565,000.00

Affiant

Subscribed and sworn to before me, this the 8th day of October, 2019

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Notary Public
My Commission Expires: 3-21-20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Barbara Todd 2017 Trust 1013 Paris Ave Nashville TN 37204	New Owner	118-01-0-242

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), 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 Barbara J Todd, Trustee of **Barbara Todd 2017 Trust**, 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 easterly one-half of Lot No. 83 and the westerly 40 feet of Lot 84 on the Map of Dr. L.G. Noel's Second Idlewild Subdivision, of record in Book 332, page 77, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Nos. 83 and 84 front together 65 feet on the southerly side of Paris Avenue, formerly Pope Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Timothy B. Shaw, an unmarried man by Warranty Deed from Billy J.Q. Mason, an unmarried man, dated July 2, 2018, recorded July 11, 2018, of record in Instrument No. 20180711-0067244, Register's Office for Davidson County, Tennessee; and further, being the same property granted to Billy J. Mason by Final Decree of Divorce dated August 29, 1979, of record in Book 7757, page 409, said Register's Office. See also Warranty Deed of record in Book 4649, page 777, said Register's Office.

This Instrument executed on behalf of Timothy B. Shaw ("Principal") by Anthony John Shaw pursuant to the Power of Attorney of record in Instrument Number 20170327-0029780, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

This is improved property located at: **1013 Paris Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said

taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of October, 2019.

GRANTOR:

Timothy B Shaw by Anthony John Shaw as his Attorney-in-Fact

Timothy B. Shaw by Anthony John Shaw as his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

State and County aforesaid, personally appeared Anthony John Shaw the within named bargainor(s), with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of Timothy B Shaw ("Principal"), as Attorney-in-Fact and as the free Act and Deed of the said Principal.

WITNESS my hand and seal at office this 8th day of October, 2019.

CHRISTOPHER BUCKLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON CO.

Notary Public
My Commission expires: 9-20-21

201910100104182

EXHIBIT "A"
TO Warranty Deed
From: Timothy B. Shaw
To: Barbara Tood 2017 Trust

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Anthony John Shaw
Affiant

WITNESS my hand and seal at office this 8th day of October, 2019.

Notary Public
My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

201910100104182

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

