1647-19

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of October, 2019.

Notary Public

COMMISSION EXPIRES: 3/7/23

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 302836 DEEDWARR
10/18/2019 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00
20191018-0107127

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Price Investments, Inc.	D. Price Investments, Inc.	118-13-0-074
(NAME)	(NAME)	
1616 Elm Hill Pike	1616 Elm Hill Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **Ann C. Shelton and Paula L. Clinton,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D. Price Investments, Inc.,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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 Lot No. 15 on the Map of Dan Yearwood's Subdivision, as of record in Book 1424, Page 48, Register's Office for said County.

SAID Lot fronts 75.1 feet on the North side of Graybar Lane and runs back between lines, 151.2 feet on the West line and 160 feet on the East line to a dead line in the rear, measuring 75 feet thereon.

Being the same property conveyed to Mary Ann Clinton by Deed dated January 28, 2008 from Mary Ann Clinton, as Personal Representative / Executrix of the Last Will and Testament of Nellie Donovan Dowd, recorded January 31, 2008, in Instrument Number 20080131-0009786, in the Register's Office for Davidson County, Tennessee. The said Mary Ann Clinton having since died intestate on April 23, 2019 leaving her daughters Ann C. Shelton and Paula L. Clinton, the Grantors herein, as her sole heirs-at-law. See Affidavit of Heirship of record in Instrument No. 201910180107126, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This property does not constitute the primary residence of the Grantee and is for investment purposes only.

This is Improved property, known as 953 Graybar Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37204 (Postal Zip)

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, successors 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, 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 18th day of October, 2019.

Ann C. Shelton

Ann C. Shelton

Paula L. Clinton

Paula L. Clinton

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Ann C. Shelton and Paula L. Clinton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and in my presence executed the within instrument, and upon oath acknowledged that they did so as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 18th day of October, 2019.

Shannon Philbin

Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)

ANTHONY N. GRECO STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES

Notary Signature

My Commission Expires: September 7, 2020