Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0669

STATE OF TENNESSEE
COUNTY OF ~~Sumner~~ Davidson
SV

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $217,500.00

Dana Park
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 4th day of November, 2019

Notary Public

Commission Expires: 1-3-2023

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jane Nickell 2928 Dunmore Drive Nashville, TN 37214	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	096-10-0-199.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Patricia A. Shively, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jane Nickell, an unmarried person

HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 367 on the Plan of Cloverhill, Section No. VII of record in Book 2133, Page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 367 fronts 70 feet on the North side of Dunmore Drive and runs back between lines, 148 feet on the West line and 146.1 feet on the East line to a dead line in the rear on which it measures 73 feet.

Being the same property conveyed to Carl L. Shively and wife, Patricia A. Shively by Warranty Deed from Susan H. Lowe, Executrix of the Estate of Kathleen C. Hunter of record in Instrument No. 20130212-0014379, Register's Office for Davidson County, Tennessee, dated February 07, 2013 and recorded on February 12, 2013. Carl L. Shively having since died December 24, 2014 leaving Patricia A. Shively as the surviving tenant.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2928 Dunmore Drive, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 311207 DEEDWARR
11/05/2019 11:03:30 AM 2 pgs
Fees: $13.00 Taxes: $804.75
20191105-0114192

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

Dated this the 4th day of November, 2019.

Patricia A. Shively

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Patricia A. Shively** 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 at Hendersonville, Tennessee this 4th day of November, 2019.

Kim Gillespie
Notary Public
My Commission Expires: 9.22.20

(Notary Seal)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and/~~or 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, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 7/23/2022
Notary Seal (if on paper)

WARRANTY DEED