Karen Johnson Davidson County
Batch# 336436 DEEDWARR
12/30/2019 01:28:30 PM 3 pgs
Fees: $18.00 Taxes: $5,291.00
20191230-0134457

Warranty Deed

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,430,000.00. Affiant Subscribed and sworn to before me, this the 24th day of December, 2019. Notary Public My commission expires: 11-8-2021

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:
Abbey M. Ruby Paul M. Ruby	Pinnacle Bank	117-04-0-061.00
1805 Sweetbriar Avenue	1125 Ocean Avenue	
Nashville, TN 37212	Lakewood, NJ 08701	

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, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ABBEY MANSFIELD RUBY AND PAUL M. RUBY, WIFE AND HUSBAND**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. E on the Sweetbriar Plan; as of record in Book 1835, Page 18, Register's Of\u64257?ce for Davidson County, Tennessee.

Said Lot No. E front 62.5 feet on the Southerly margin of Sweetbriar Avenue and extends back along parallel lines 175 feet to an alley in the rear.

Being the same property conveyed to Miller and Nash Development LLC, a Tennessee Limited Liability Company by Warranty deed from Allen B. Kaiser and Joan L. Kaiser, husband and wife of record in Instrument No. 20170515-0047673 Register's Office for Davidson County, Tennessee, dated May 04, 2017 and recorded on May 15, 2017.

Being the same property conveyed to Timothy B. Shaw, unmarried by Warranty deed from Miller and Nash Development LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180205-0011656 Register's Office for Davidson County, Tennessee, dated January 31, 2018 and recorded on February 05, 2018.

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 1805 Sweetbriar Avenue, 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 24th day of December, 2019.

Timothy B Shaw
by Anthony John Shaw, his attorney-in-fact

Timothy B. Shaw by Anthony John Shaw, his Attorney-In-Fact by Durable General Power of Attorney recorded at Instrument No. 20170327-0029780.

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 27 day of December, 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

Certificate of Authenticity

I, John Cobb Rochford., 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY