PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075

21982

Karen Johnson Davidson County
Batch# 338105 DEEDWARR
01/03/2020 09:03:06 AM 4 pgs
Fees: $23.00 Taxes: $510.60

20200103-0000718

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Birtha Mae Street
5600 Country Drive, #102
Nashville, TN 37211

Send Tax Bills to:
~~New Owner~~
Security National Mortgage Co
5300 South 360 West #150
Murray, UT 84123

Map/Parcel: 162090B01600CO

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, **Robert H. Shinkle, Kevin Shinkle, Randall Shinkle, Samantha Henry and Zachary Sinkle as heirs to the Estate of Rebecca Ann Greer and Robert H. Shinkle as Aministrator of the Estate of Rebecca Ann Greer**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all my interest unto **Birtha Mae Street, a single woman**, hereinafter called the Grantee(s), their 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. 102 on the Revised Plaqn of Phase 3, Hickory Valley Condominiums, of record in Book 5050, page 94, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Rebecca Greer by deed from Deborah R. Chenoweth, unmarried, dated March 12, 2004, and recorded at Instrument No. 20040317-0030426, Register's Office for Davidson County, Tennessee. The said Rebecca Greer having died on July 6, 2019. Pursuant to the Order Granting Letters of Admininstration in the Seventh Circuit Court for Davidson County, Tennessee, at Nashville, Probate Division, the heirs at law of Rebecca Ann Greer are Robert H. Shinkle, Kevin Shinkle, Randall Shinkle, Samantha Henry and Zachary (Zackary) Shinkle and by an Affidavit of Heirship being recorded at Instrument No. 20200103-0000715, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to: 2019 taxes, prorated and assumed; Master Deed and By-Laws filed in Book 4918, page 116, amended in Book 4958, page 346; Charter filed in Book 8021, page 852; and all matters as shown on the recorded plat and any and all easements, restrictions and zoning regulations which may be applicable.

This is improved property known as: 5600 Country Drive, #102, Nashville, TN 37211

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 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 GRANTEES, their heirs 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 my/our hand(s) as on the date shown on the Notary forms.

Robert H. Shinkle, individually

Robert H. Shinkle, Administrator

Kevin Shinkle
by: Robert H. Shinkle, Atty. In Fact

Randall Shinkle
by: Robert H. Shinkle, Atty. In Fact

Samantha Henry
by: Robert H. Shinkle, Atty. In Fact

Zachary Shinkle
by: Robert H. Shinkle, Atty. In Fact

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert H. Shinkle, individually and as Administrator**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 31 day of December, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert H. Shinkle,** to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of **Kevin Shinkle, Randall Shinkle, Samanta Henry and Zachary Shinkle** and acknowledged that he executed the same as the free act and deed of the said Kevin Shinkle, Randall Shinkle, Samanta Henry and Zachary Shinkle, and for the purposes therein contained, by virtue of a Power of Attorney duly executed by Kevin Shinkle, Randall Shinkle, Samanta Henry and Zachary Shinkle.

Witness my hand and official seal at office, this 31 day of December, 2019.

My Commission Expires: 3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $ 138,000.00

Affiant

Subscribed and sworn to before me this 31st day of December, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMMISSION EXPIRES 3-8-2022