WARRANTY DEED

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

R-VRES-20-107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $607,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/7/23 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary E. Shaw Declaration of Trust Mary E. Shaw Sub-Trust for William J. Shaw dated the 30th day of March, 2018	**Same as New Owner**	
(NAME)	(NAME)	**105-01-0R-001.00-CO**
107 13th Avenue Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID HELTON, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM J. SHAW, TRUSTEE OF THE MARY E. SHAW DECLARATION OF TRUST MARY E. SHAW SUB-TRUST FOR WILLIAM J. SHAW DATED THE 30TH DAY OF MARCH, 2018,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 105 13th Avenue Circle, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150828-0087349 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David Helton by Warranty deed from P & F Properties, a Tennessee general partnership of record in Instrument No. 20161104-0116938 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 04, 2016.

Grantor herein warrants the above-described property is not grantor's primary or marital residence.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 4860, Page 54, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150828-0087349, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4220, Page 723, Book 6236, Page 263 and Book 6422, Page 941, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 7526, Page 624, in the Register's Office for Davidson County, Tennessee.
- Requirement of Grantees and future grantees being members of a "Homeowners Association" of record in Book 6422, Page 941, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 13th Avenue Circle, Nashville, Tennessee 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 345961 **DEEDWARR**
01/21/2020 03:16:38 PM 2 pgs
Fees: $13.00 Taxes: $2,249.23

20200121-0007507

Witness my/our hand(s) this the 17th DAY OF JANUARY, 2020.

David Helton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID HELTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of January, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212