WARRANTY DEED

Karen Johnson Davidson County
Batch# 357592 DEEDWARR
02/13/2020 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $2,423.50
20200213-0016362

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $655,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2020.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Gregory Scott Everett 824 A Horner Avenue Nashville, TN 37204	New Owner	118020R00100

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Heidi W. Shappell, Trustee of The Heidi W. Shappell Revocable Trust,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Gregory Scott Everett, a single man,** hereinafter called Grantee(s), his heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. A, of HORNER CLOSE TOWNHOMES, filed as Exhibit to and established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150108-0001975, and amended by First Amendment of record in Instrument No. 20150109-0002704, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete and detailed description, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Declaration, reference to which is hereby made for a more completed and detailed description and the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

Being the same property conveyed to Heidi Wingard Shappell, married by Warranty Deed from Don Hays, dated 01/08/2015 and recorded 01/09/2015, of record in Instrument 20150109000270, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Heidi W. Shappell, Trustee of the Heidi W. Shappell Revocable Trust dated March 12, 2015 by Quitclaim Deed from Heidi Wingard Shappell, dated 03/12/2015 and 03/13/2015, of record in Instrument 201503130021842, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 824 A Horner Avenue, Nashville, TN 37204

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 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 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) this the 12th day of February, 2020.

The Heidi W. Shappell Revocable Trust

BY: Heidi W. Shappell, Trustee
Heidi W. Shappell, Trustee

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Heidi W. Shappell, Trustee of The Heidi W. Shappell Revocable Trust with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon herr oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 12th of February, 2020.

Alexis M. Cantrell
Notary Public

My Commission Expires: 09/22/2021

(SEAL)

Alexis M. Cantrell
State of Tennessee
Notary Public
Williamson County
My Commission Expires September 22, 2021

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)