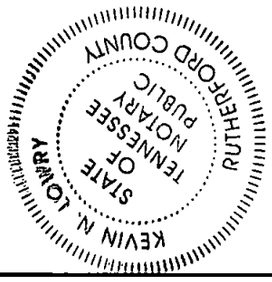
WARRANTY DEED



State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5-15-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Ronald Shacklett	Charles Ronald Shacklett	Map-Parcel 119 05 0 172.00 & 422.00
(NAME)	(NAME)	
323 Elberta Street	P.O. Box 101188	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 364549 DEEDWARR
02/27/2020 10:45:04 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20200227-0021883

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, , **The Shacklett Family Rental Partnership, made up of CHARLES RONALD SHACKLETT, DAVID W. SHACKLETT and EARL C. SHACKLETT, JR. as Partners,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **CHARLES RONALD SHACKLETT,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Map/Parcel	11905017200 (Lot 2)	323 Elberta Street, Nashville, TN
	11905042200 (Lot 1)	323 Elberta Street, Nashville, TN

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Shacklett Re-subdivision of record in Book 5190, page 706, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to The Shacklett Family Rental Partnership, made up of CHARLES RONALD SHACKLETT, DAVID W. SHACKLETT and EARL C. SHACKLETT, JR. as Partners by deed dated November 30, 2016 from CHARLES RONALD SHACKLETT, DAVID W. SHACKLETT, STEPHEN SHACKLETT and EARL C. SHACKLETT, JR. as shown of record at Instrument #201612160132276, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 323 A-D Elberta Street, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 28th day of February, 2020.

THE SHACKLETT FAMILY RENTAL PARTNERSHIP

Charles Ronald Shacklett
Partner

David W. Shacklett
Partner

Earl C. Shacklett Jr.
Partner

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Charles Ronald Shacklett, David W. Shacklett and Earl C. Shacklett, Jr., with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the General Partners of the The Shacklett Family Rental Partnership, the within named bargainor, and general partnership, and that they as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the partnership, by the said Charles Ronald Shacklett, David W. Shacklett and Earl C. Shacklett, Jr., as such General Partners.

Witness my hand and official seal at Murfreesboro, Tennessee this 28th day of February, 2020

Notary Public

My Commission Expires: 12/18/2022

RICK G. MANSFIELD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 15969