Karen Johnson Davidson County
Batch# 364927 DEEDWARR
02/28/2020 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $832.13
20200228-0022404

WARRANTY DEED

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF FEBRUARY, 2020.

Krista R. McRee
Notary Public

MY COMMISSION EXPIRES: 01/31/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Corey Lee Shaffer and Sharon Ruth Shaffer	Churchill Mortgage Corporation	Parcel ID: 025 04 0 067.00
(NAME)	(NAME)	
228 McCoin Drive	1749 Mallory Lane, Suite 100	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Michael Orne and wife, Amy Orne**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey Lee Shaffer, an unmarried person and Sharon Ruth Shaffer, an unmarried person as Tenants in Common with Rights of Survivorship**, hereinafter called the Grantees, their heirs 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. 5 on the Plan of Franklin Heights of record in Plat Book 2083, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete description of the property.

Being the same property conveyed to Larry D. Lyons, unmarried by Warranty Deed from James W. Haage and Sheila A. Haage, husband and wife dated June 15, 2017 and recorded June 20, 2017 in Instrument No. 20170620-0061796, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Michael Orne and wife, Amy Orne by Warranty Deed from Larry D. Lyons, unmarried dated November 9, 2018 and recorded November 19, 2018 in Instrument No. 20181119-0113586, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 228 McCoin Drive, Goodlettsville, TN 37072

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 our hands this 27 day of February 2020

Michael Orne

Michael Orne

Amy Orne

Amy Orne

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Michael Orne and wife, Amy Orne, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of February, 2020.

Arbunes Collins

Notary Public

My Commission Expires: 1-4-2021

(SEAL)

ARBUNES COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY