Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0317

Karen Johnson Davidson County
Batch# 399824 DEEDWARR
05/14/2020 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $593.11
20200514-0049932

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of May, 2020

Notary Public

Commission Expires: 12-13-2022

CHERYL A DILLON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Teddy Brown and Angela S. Brown 1000 Elliston Street Old Hickory, TN 37138	SWBC Mortgage Coporation 9311 San Pedro #100 San Antonio, TX 78216	044-15-0-259.00

WARRANTY DEED

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,

Vicki Shields, a married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Teddy Brown and Angela S. Brown, a married couple

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. 67 of Section "D" on the Plan of E. I. DuPont de Nemours and Company's Subdivision of record in Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Elliston Street at the corner of Lot Nos. 67 and 68; thence with the line between said lots Westwardly 67.4 feet to the Easterly line of Lot No. 80; thence with the Easterly line of Lot Nos. 79 and 80 and the Westerly line of Lot No. 67, Northwardly 54.2 feet to the Southerly margin of Tenth Street; thence with said Street Eastwardly 57.6 feet to the beginning of a curve; thence around said curve with a radius of 10 feet Southeastwardly 15.7 feet to the Westerly margin of Elliston Street; thence with said Street Southerly 44.2 feet to the beginning.

Being the same property conveyed to Gerald J. Metz, unmarried by Warranty Deed from Charles R. Burke, James Wallace Burke, Beverly Burke Collins, Earnest Franklin Burke, Clyde Elmer Burke, Noel McFarland and Randall Burke McFarland, being all of the heirs of Gladys N. Burke of record in Book 11541, Page 328, Register's Office for Davidson County, Tennessee, dated June 15, 1999 and recorded on June 24, 1999.
Being the same property conveyed to Vicki Shields by Quitclaim Deed from Gerald J. Metz, unmarried of record in Instrument No. 20090220-0014709, Register's Office for Davidson County, Tennessee, dated January 09, 2007 and recorded on February 20, 2009.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1000 Elliston Street, Old Hickory, TN 37138

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 07 day of May, 2020.

Vicki Shields

Vicki Shields

STATE OF Michigan
COUNTY OF Wayne

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

Witness my hand and official seal at 16124 West Rd Wayne County Michigan this 7th day of May, 2020.

Notary Public
My Commission Expires: August 25, 2024

(Notary Seal)

DEBRA ANN ROGALSKI
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Aug. 25, 2024
Acting in the County of Wayne

Certificate of Authenticity

I, Cheryl Dillon, 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.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lisa KR Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa KR Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY