Karen Johnson Davidson County
Batch# 419035 DEEDWARR
06/18/2020 11:37:28 AM 2 pgs
Fees: $13.00 Taxes: $8,510.00
20200618-0064146

WARRANTY DEED

LINDA DAVIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY MY COMM. EXP. JANUARY 16,2023

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,300,000.00,**

Laurnie Vaughn-Agent
Affiant

Subscribed and sworn to before me, this the 15th day of June, 2020.

Linda Davis
Notary Public

My commission expires:_____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David Thompson **Sarah Thompson**	Regions Bank DBA Regions Mtg	**Map 116-10-0 Parcel 001.00**
209 Evelyn Avenue	2050 Parkway Off. Cl.	
Nashville, TN 37205	ALBH406023 Birmingham, AL 35244	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Elizabeth E. Shell, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Thompson and Sarah Thompson, husband & wife
A M.

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:

Being lot numbered "six" (6); the easterly twenty-five feet of lot numbered "fifteen" (15), and the westerly part of lot numbered "five" (5) in "DEERFIELD", a subdivision of part of the homeplace of Johnson Bransford and wife, Anna Mary Bransford, a plan of which is of record in Book 547, Pages 191 and 192, of the Register's Office of Davidson County, Tennessee. Said lot No. 6 fronts 115 feet on the southerly side of Evelyn Avenue and runs back southerly between lines 261.2 feet on its westerly margin, and 238.6 feet on its easterly margin, to a dead line, measuring 134.3 feet on said rear line. Said part of said lot #15 adjoins said lot No. 6 on the westerly side, and fronts 25 feet on the southerly side of Evelyn Avenue and extends back southerly between lines 226.6 feet to the northerly margin of lot No. 14 in said subdivision, measuring 25 feet on said rear line, - and said part of said lot No. 5 fronts ten feet on the southerly margin of Evelyn Avenue and extends back southerly between lines, and along the easterly boundary line of said Lot No. 6 in said subdivision, 238.6 feet on the westerly margin, and 237 feet, more or less, on the easterly margin to a dead line, and measuring 23 feet on said rear line, - the property herein conveyed fronting together 150 feet on the southerly margin of Evelyn Avenue.

Being the same property conveyed to Thomas H. Shell and wife, Elizabeth E. Shell, by Warranty Deed dated May 31, 2012 from M. Hamilton Wallace, III, married, of record in Instrument No. 20120604-0048401, Register's Office for Davidson County, Tennessee. The said Thomas H. Shell having quitclaimed to Elizabeth E. Shell, by Quitclaim Deed dated June 3, 2014, of record in Instrument No. 20140604-0048605, said Register's Office.

Thomas H. Shell, spouse of the above named Elizabeth E. Shell, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 547, Pages 191 and 192, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Inspection and Maintenance Agreement for Permanent Storm Water Management Facilities, of record in Instrument No. 20130828-0090779, said Register's Office. (3) Right and Privilege of one tap onto the water main and restriction within the Deed of record in Book 737, Page 723, Register's Office of Davidson County, Tennessee. (4) Matters shown on the property survey prepared by Taylor Land Surveying, LLC, Philip B. Taylor, TN RLS #1459, dated April 18, 2012. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **209 Evelyn Avenue, Nashville, TN 37205**

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 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 13 day of **June, 2020.**

Elizabeth E. Shell

Thomas H. Shell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Elizabeth E. Shell and Thomas H. Shell,** the within named sellers, 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 Nashville, Tennessee, this 13th day of **June, 2020.**

Notary Public

My Commission Expires: 10-7-23

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Return to:
STANLEY & RAINEY, P.C.
7515 CORPORATE CENTRE DR.
GERMANTOWN, TN 38138 901-754-9994
20200451
0413640