Karen Johnson Davidson County
Batch# 423570 DEEDWARR
06/23/2020 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $610.50
20200623-0067457

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
TaylorMade Contracting, LLC 919 Oneida Ave Nashville, TN 37207	TaylorMade Contracting, LLC 919 Oneida Ave Nashville, TN 37207	070-09-0-082

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Steven B. Shatto**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **TaylorMade Contracting, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, BEING part of lot 61 on the map of Bordeauxmont, a subdivision of the J. E. Curtis Hill at Bordeaux, Tennessee, not of record, described as follows:

BEGINNING in the center of Curtis Avenue at the northeast corner of the property conveyed to W.R. Tyler and wife, by deed from D.E. Arrington and wife, of record in Book 1391, page 295, Register's Office for said County; thence with the easterly line of said Tyler property southwestwardly 175 feet; thence southeastwardly 75 feet, more or less, to the southwest corner of the property conveyed to William E. Harrison and wife, by deed from D.E. Arrington and wife, of record in Book 1391, page 296, said Register's Office; thence with the westerly line of said Harrison property northeastwardly 175 feet to the center of Curtis Avenue; thence with the center of said avenue north 67 degrees 30 minutes west 75 feet to the beginning.

This is the same legal description as the previous conveyance.

Being the same property conveyed to Steven B. Shatto by Quitclaim Deed from Cynthia J. Shatto, of record in Book 7508, page 58, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 3213 Curtis Street, Nashville, TN 37218.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 22nd day of June, 2020.

(SEAL)
Steven B. Shatto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June, 2020, before me personally appeared Steven B. Shatto, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of June, 2020.

Notary Signature
My commission expires: 07-03-2023



AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
22nd day of June, 2020.

Taylor Anderson
Notary Public
My commission expires: 07-03-2023
File No. 2020-167

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 3, 2023

True Copy Certification

I, Matthew Anderson, 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 Davidson

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

Taylor Anderson
Notary's Signature

My Commission Expires: July 3rd, 2023

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JULY 3, 2023