WARRANTY DEED

Karen Johnson Davidson County
Batch# 424911 **DEEDWARR**
06/24/2020 11:07:37 AM 2 pgs
Fees: $13.00 Taxes: $906.50

20200624-0068077

RUTHERFORD COUNTY TENNESSEE NOTARY PUBLIC JUDITH C. JACOBS

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of June, 2020

Notary Public

MY COMMISSION EXPIRES: 4-12-23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bobby Donnell	SWBC Mortgage	149-02-0-015.00
(NAME)	(NAME)	
2120 Aileen Drive	9311 San Pedro Avenue, Suite 100	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **Bille Jean Shelton,** a widow, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bobby Donnell,** 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. 23 on the plan of Cottage Hills, Section 1, of record in Book 4860, Page 83, Register's Office for said County.

SAID Lot No. 23 fronts 221 feet on the westerly margin of Aileen Drive and extends back 235.1 feet on the southerly line and 237.51 feet on the northerly line to a dead line in the rear, measuring 101.69 feet thereon.

Being the same property conveyed to Bobby J. Shelton et ux Billie Jean Shelton from A. J. Johnson and Aileen Whitson by Warranty Deed on November 16, 1976, of record in Book 5090, Page 652, Register's Office for Davidson County, Tennessee. The said Bobby J. Shelton having died May 7, 1997 the property is vested to Billie Jean Shelton as the surviving tenant.

Subject to all matters as shown on plan of record in Book 4860, Page 83, Register's Office for Davidson County, Tennessee.

Subject to any and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities.

Taxes have been prorated and assumed by the Grantee(s).

unimproved ☐

This is improved ☑ property, known as 2120 Aileen Drive, Antioch, TN 37013
(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 22nd day of June, 2020.

Billie Jean Shelton

State of Tennessee
County of Davidson

Personally appeared before me Bille Jean Shelton, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of June, 2020.

Notary Public Judy Jacobs
My Commission Expires: 9-14-23

File No.: 202006027

RUTHERFORD COUNTY
JUDITH C. JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC