THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627990

Karen Johnson Davidson County
Batch# 446445 **DEEDWARR**
07/29/2020 02:29:37 PM 2 pgs
Fees: $13.00 Taxes: $4,066.30

20200729-0083620

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,099,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2020.

Notary Public
My Commission Expires: 7/1/24

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-01-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Wallace Arnold Shaw II and Jacqueline Lake Shaw 8224 Chase Court West Nashville TN 37221	Regions Bank dba Regions Mortgage 2050 Parkway Office Circle Birmingham, AL 35244	Tax Parcel ID No. 156-09-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **James P. McCoin and Nicole S. McCoin, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Wallace Arnold Shaw II and Jacqueline Lake Shaw, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 32, as shown on the map entitled Revision Three Final Plat Chase Creek, of record in Plat Book 9700, page 524 and revised Plat of record in Instrument No. 20050725-0086191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JAMES P. MCCOIN and NICOLE S. MCCOIN, HUSBAND AND WIFE, by deed from TIMOTHY E. PRIEST AND KIRSTEN PRIEST, HUSBAND AND WIFE, of record in Instrument No. 20130828-0090820 , dated August 21, 2013 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 156-09-0-049.00.

Matters shown on the Plan of record in Plat Book 9700, page 524 and in Instrument No. 20050725-0086191, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 10659, page 914, said Register's Office.

This is improved property located at 8224 Chase Court West Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-20-8224

easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of July, 2020.

James P. McCoin

Nicole S. McCoin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James P. McCoin and Nicole S. McCoin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES: JULY 09, 2022