This Instrument Prepared By:
Brentwood Title & Escrow, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW20671

Karen Johnson Davidson County
Batch# 459629 DEEDWARR
08/19/2020 09:52:56 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30
20200819-0093219

**Send Tax Bills To:**

New Owner

**New Owner is:**
Steven D. Shanklin
8305 Elmcroft Court
Nolensville, TN 37135

MAP/PARCEL: 186-04-0A-017.00 CO

## 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 sufficiency of all of which is hereby acknowledged, **Jeffery L. James and Deborah S. James husband and wife**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Steven D. Shanklin and Sarah Shanklin, husband and wife**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

**PROPERTY ADDRESS: 8305 Elmcroft Court, Nolensville, Tennessee 37135**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 202 on the plan of Burkitt Place, Phase IA, Section 1, of record in Instrument No. 20060315-0029572, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20060427-0048557, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Jeffery L. James and Deborah S. James, husband and wife, by Warranty Deed from Kim Rosamond, a single woman, dated 8/2/2016 and recorded 8/8/2016 in Instrument No. 20160808-0082317, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of August, 2020.

GRANTOR:

**Jeffery L. James**

**Deborah S. James**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Jeffery L. James and Deborah S. James**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**STATE OF TENNESSEE )**
**COUNTY OF Davidson )**

The actual consideration or value, whichever is greater, for this transfer is $369,000.00.

Affiant

**SWORN TO** and subscribed before me this 14th day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY