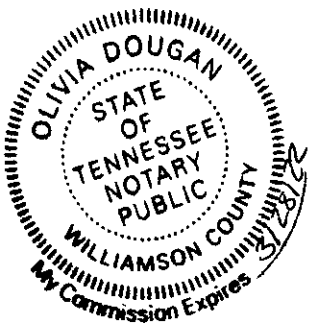


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 216,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 3/28/22

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Quentin Flowers and Abigail York	New Owner	04305019500
(NAME)	(NAME)	
305 Wiley Street		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

MATTHEW TIMOTHY SHAW AND BRITTANY PAINTER SHAW, HUSBAND AND WIFE AND GUY W. SHAW, JR,

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

QUENTIN FLOWERS AND ABIGAIL YORK, HUSBAND AND WIFE,

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. 26, and the Easterly one-half of Lot No. 25 of Block "B" on the Map of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brittany Painter Shaw and Matthew Timothy Shaw and Guy W. Shaw, Jr, as joint tenants with the rights of survivorship by Deed dated September 28, 2017 from Nicole Callihan, single, recorded October 5, 2017, in Instrument Number 20171005-0102511, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 305 Wiley Street, Madison, TN 37115

Karen Johnson Davidson County
Batch# 471646 **DEEDWARR**
09/08/2020 11:56:41 AM 3 pgs
Fees: $18.00 Taxes: $799.20

20200908-0101940

LT&E File #17001

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 hand(s) this 3 day of September, 2020

Matthew Timothy Shaw

Matthew Timothy Shaw

Brittany Painter Shaw

Brittany Painter Shaw

Guy W. Shaw, Jr

STATE OF North Carolina
COUNTY OF Pender

On this 3 day of September, 2020, before me personally appeared Matthew Timothy Shaw, Brittany Painter Shaw 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 3 day of September, 2020.

Notary Signature
My commission expires: 01-14-2025

KATE DANFORD
NOTARY PUBLIC
New Hanover County
North Carolina
My Commission Expires January 14, 2025

STATE OF _____
COUNTY OF _____

On this _____ day of September, 2020, before me personally appeared Guy W. Shaw, Jr, 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 ____ day of September, 2020.

Notary Signature
My commission expires:

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 hand(s) this 3 day of September, 2020

_____
Matthew Timothy Shaw

_____
Brittany Painter Shaw

_____
Guy W. Shaw, Jr

STATE OF _____
COUNTY OF _____

On this _____ day of September, 2020, before me personally appeared Matthew Timothy Shaw, Brittany Painter Shaw 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 _____ day of September, 2020.

_____
Notary Signature
My commission expires:

STATE OF Texas
COUNTY OF Hunt

On this 3rd day of September, 2020, before me personally appeared Guy W. Shaw, Jr, 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 3rd day of September, 2020.

Chris G. Barnard
Notary Signature
My commission expires: 2-21-21

CHRIS G. BARNARD
NOTARY PUBLIC - STATE OF TEXAS
ID# 129292754
COMM. EXP. 02-22-2021

LT&E File #17001