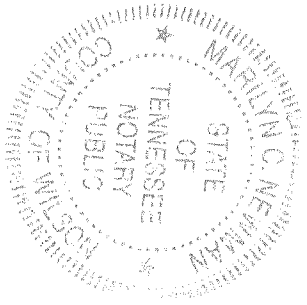
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF APRIL, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David A. Shivers	NEW OWNER	08416004200
(NAME)	(NAME)	
3267 Stein Street		
(ADDRESS)	(ADDRESS)	
Mobile, AL 36608		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Percy Leroy Ruane and Angela Marie Ruane, husband and wife,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **David A. Shivers and Allison Shivers, husband and wife,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, Being Lot No. 11, on the map of Hargis Heights, as of record in Book 974, Page 82, Register's Office for said County, Tennessee.

Said lot No. 11 fronts 75 feet on the northerly side of Stinson Road and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Leroy B. Rawson and wife, Vallie M. Rawson by Installment Deed from Emma Jean Richardson, dated 02/18/1943 and recorded 02/18/1943 of record in Book 3502, Page 56, Register's Office for Davidson County, Tennessee.

The said Vallie M. Rawson Brawner died intestate on 02/04/2004, leaving the said Roy Vernon Brawner, Lisa De Araujo Jorge, Linda Rogers and Debbie Harden as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed simultaneously herewith.

Being the same property conveyed to Leroy B. Rawson by Quitclaim Deed from Roy Vernon Brawner, individually and as Executor of the Estate of Vallie M. Rawson, Lisa De Araujo Jorge, Linda Rogers and Debbie Harden, dated 11/15/2004 and recorded 01/14/2005 of record in Instrument 200501140005393, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Percy Leroy Ruane by Quitclaim Deed from Leroy B. Rawson, dated 06/20/2005 and recorded 06/21/2005 of record in Instrument 200506210071192, Register's Office for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 611064 DEEDWARR
04/08/2021 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210408-0047157

Subject To (1) All matters shown on the plat of record in Plat Book 974, Page 82, (2) Covenants, conditions, restrictions and easements, if any, recorded as Book 1117, Page 641 and Amendment Declaration of record in Book 1149, Page 566, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 2555 Stinson Road, Nashville, TN 37214

(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 7th day of April, 2021.

Percy Leroy Ruane

Percy Leroy Ruane

Angela Marie Ruane

Angela Marie Ruane

State of TENNESSEE
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Percy Leroy Ruane and Angela Marie Ruane**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 7th day of April, 2021.

Notary Public

My Commission Expires: 5-17-21

MARILYN C. NEWMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

File No.: 1176359
Warranty Deed TN

$3.00 E-Record Fee

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do here 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.

Tracey Trumphour

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary public in and for the aforesaid county and state, the within named Tracey Trumphour, who acknowledges that this certification or an electronic document is true and correct and whose signature I have witnessed.

Liz Davis

Notary Public

My Commission Expires: 5-17-21

