WARRANTY DEED

RICK G. MANSFIELD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson
Batch# 710997
09/07/2021 01:26:15 PM
Fees: $13.00 Taxes: $1,184.00

Davidson County
DEEDWARR
2 pgs

20210907-0119656

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF AUGUST 2021.

Notary Public

MY COMMISSION EXPIRES: 12/18/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney at Law, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James C. Blanton		Map-Parcel 119 05 0 03000
(NAME)	(NAME)	
314 Elberta Street	220 PEACHTREE ST.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	NASHVILLE, TN 37210	
(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, **Charles Ronald Shacklett,** hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JAMES C. BLANTON,** hereinafter called the GRANTEE, his 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 the west portion of Lot No.6 in the Re-subdivision of Block No. 28 in Cumberland Nurseries of record in Book 161, page 166, Register's Office for said County.

Said part of Lot No.6 fronts 98 feet 6 inches on the northerly side of Elberta Street and extends back between parallel lines 248 feet in the rear, and bounded on the east by M. F. Maury, Jr. and on the west by Harwood.

Being the same property conveyed to Charles Ronald Shacklett by deed dated May 25, 2018 from The Shacklett Family Rental Partnership, made up of CHARLES RONALD SHACKLETT, DAVID W. SHACKLETT and EARL C. SHACKLETT, JR. as Partners as shown of record at Instrument #20180529-0050698, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.

unimproved ☐

This is improved ☑ property, known as 314 Elberta Street, Nashville, TN 37210
(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 27th day of August, 2021.

Charles Ronald Shacklett

STATE OF TENNESSEE

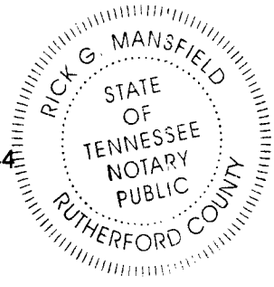
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles Ronald Shacklett the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 27th day of August, 2021

Notary Public

My Commission Expires: 8/27/2021



File No.: 17144