Instr:200005090046965 Page: 1 OF 2
REC'D FOR REC 05/09/2000 11:20:33AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $377.40

WARRANTY DEED

N-00-CASH-0215

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Evelyn Rogers
Affiant

Subscribed and sworn to before me, this 2nd DAY OF May, 2000.

Notary Public

NOTARY PUBLIC
MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eva R. Shemwell	SAME	052-02-0
932 Idlewild Drive	(NAME)	219.00
(ADDRESS)	(ADDRESS)	
Madison, Tennessee 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we SAMANTHA F. BLACKBURN AND KEVIN G. VALENTINE, BOTH UNMARRIED PERSONS, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto EVA R. SHEMWELL AND EVELYN ROGERS, TENANTS IN COMMON, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A tract or parcel of land in the 11th Civil District of Davidson County, Tennessee, being part of Tract No. 4 on the Plan of a Subdivision of the H. B. Chadwell Tract, as of record in Book 421, Page 61, Register's Office for Davidson County, Tennessesee, and described as follows:

BEGINNING at a point in the center line of Idlewild Avenue, at the northwest corner of the property conveyed to Ernest Belcher and wife, by deed from George P. Howell, et al, of record in Book 1908, Page 514, said Register's Office; thence eastwardly, with said Belcher's northerly line, 200 feet to a point in the westerly line of Lot 5 on said plan; thence with the line between Lots 4 and 5, northwardly 199 feet to a point in the southerly line of the property conveyed to M. P. Rice Realty Company, by deed from J. L. Waggoner and wife, of record in Book 2083, Page 375, said Register's Office; thence with said Rice Realty Company's southerly line, westwardly 200 feet to a point in the center line of Idlewild Avenue; thence with the center line of the same, southwardly 199 feet to the beginning.

Being the same property conveyed to Samantha F. Blackburn and Kevin G. Valentine, both unmarried persons, as shown of record in Book 11648, Page 152, Register's Office for Davidson County, the said Samantha F. Blackburn and Kevin G. Valentine having since married , Samantha F. Blackburn now known as Samantha F. Blackburn Valentine.

unimproved ( )
This is improved (X) property, known as 932 Idlewild Drive, Madison, Tennessee 37115
(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 hand(s) this 2nd day of May, 2000.

Samantha F. Blackburn Valentine
Samantha F. Blackburn

Kevin G. Valentine
Kevin G. Valentine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Samantha F. Blackburn and Kevin G. Valentine, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 2nd day of May, 2000.

My Commission Expires: 2/13/2003

Notary Public

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 2nd day of May, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☐ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138