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WARRANTY DEED

BOOK 8147 PG 0

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2000.

Notary Public

MY COMMISSION EXPIRES: February 10, 2001

(AFFIX SEAL)

8-14-03

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel R. Poland	**Woodmont Financial Services**	**119-3-128**
(NAME)	(NAME)	
350 Flushing Drive	**5107 Maryland Way**	
(ADDRESS)	(ADDRESS)	
Nashville,, TN 37217	**Brentwood, TN 37027**	
(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, Marilyn Shetler, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel R. Poland, unmarried**, 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 described as Lot No. 90 on the Plan of Glencliff Estates, Section 5, as of record in Book 2133, Page 21, Register's Office, Davidson County, Tennessee. Said Lot No. 90 is described as follows:

Beginning on the southwesterly margin of Flushing Drive at the corner of Lot No. 89 and 90; thence with the line between said lots southeastwardly 142 feet to the Northwesterly line of Lot 91; thence with the line between Lot No. 90 and 91, northeastwardly 141 feet to the southwesterly margin of Browning Road; thence with said road northwestwardly 30 feet to a direction 83.3 feet to another concrete monument to the beginning of a curve; thence around said curve with a radius of 25 feet in a northwesterly direction 39.3 feet to a concrete monument in the southeasterly margin of Flushing Drive; thence with said Drive southwestwardly 115 feet to the point of beginning.

Being the same property conveyed to Marilyn B. Branthoover of record in Book 5741, Page 617, Register's Office for County, Tennessee.

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

The said Marilyn B. Branthoover is now known as Marilyn Shetler

unimproved ☐

This is improved ☒ property, known as **350 Flushing Drive, Nashville,, TN 37217**

(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.

Instr:200008020076327 Page: 1 OF 2
REC'D FOR REC 08/02/2000 10:29:12AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $399.60

Witness **my/our hand(s)** this **31st day of July, 2000**.

Marilyn Shetler

Marilyn Shetler

State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Marilyn Shetler 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 Antioch, Tennessee, this 31st day of July, 2000.

Commission expires: 2-18-01

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY