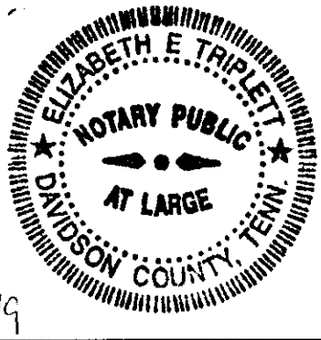
File BOX B.

WARRANTY DEED



#3849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$7,000.00~~

Tim S. Tomlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JANUARY, 2002.

Elizabeth E Triplett
Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim S. Tomlin	Tim S. Tomlin	71-12-118
(NAME) 5014 Ashley Drive ~~802 Cherokee Avenue~~	(NAME) 5014 Ashley Dr. ~~802 Cherokee Ave.~~	Davidson County DEEDWARR Recvd: 01/29/02 15:33 2pgs Fees:13.00 Taxes:25.90
(ADDRESS) Brentwood TN 37027 ~~Nashville, Tennessee 37207~~	(ADDRESS) Brentwood, TN ~~Nashville, TN 37207~~ 37027	20020129-0012621
(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, Randy J. Shemin, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim S. Tomlin, 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 the easterly 95 feet of Lot No. 3 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, as of record in Book 332, Page 34, said Register's Office for said County, to which reference is made for a more complete description.

Said part of Lot No. 3 fronts 95 feet on the southerly side of Cherokee Avenue and runs back 113 feet, more or less, on the westerly line and 115.5 feet on the easterly line to the northerly line of Lot No. 4, measuring 95 feet thereon.

Being the same property conveyed to Randy J. Shemin, by deed of record in Book 11731, Page 544, re-recorded in Instrument No. 19991215-0303278, Register's Office for Davidson County, Tennessee.

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

unimproved ☒
This is improved ☐ property, known as 802 Cherokee Ave., Nashville, TN 37207
(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 10th day of January, 2002.

Randy J. Shemin

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 Randy J. Shemin 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of January, 2002.

Commission expires: May 26, 2002

Notary Public

