WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/02 10:03 2pgs
Fees:13.00 Taxes:235.69

20020322-0035270

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow, 2300 Atrium Way North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sharnita Y. Shannon	Columbia National Incorporated	80-7-12
(NAME)	(NAME)	
1451 Snell Boulevard	7142 Columbia Gateway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, Davidson 37218	Columbia, MD 21046	
(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, The Heirs at Law of Nellie Mae Wilder, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sharnita Y. Shannon, an unmarried person, 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 Lot No. 288, Bordeaux Hills, Section II, as of record in Book 3600, page 7, Register's Office for said County, described as follows:

Beginning at a point in the easterly line of Snell Boulevard at the common front corners of Lots Nos. 287 and 288; thence with the between said Lots, northeastwardly 126.94 feet to a concrete monument at the common rear corners of Lots 287,288 and 289; thence with the line between Lots 288 and 289, Southwestwardly 113.15 feet to a point in the northerly margin of Holland Lane; thence with the said Lane, westwardly 71.62 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, northwestwardly 39.27 feet to a concrete monument in the easterly margin of Snell Boulevard; thence with the margin of same, northwestwardly 61.71 feet t the point of beginning.

Being the same property conveyed to Nellie Mae Wilder, by deed form Theodore Houston Spray and wife, Mary Edna Spray, of record in Book 4583, page 716, said Register's Office. The said Nellie Mae Wilder having since died.

unimproved ☐

This is improved ☒ property, known as 1451 Snell Boulevard, Nashville, TN 37218

(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 hand this 19th day of March, 2002.

Estate of Nellie Mae Wilder

By: James M. Waddy
James M. Waddy, Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James M. Waddy with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath,

acknowledged himself to be the Administrator of The Estate of Nellie Mae Wilder, the within named bargainor, and that he as such Administrator, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of March, 2002.

Commission expires:

Notary Public

RICHARD MANSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003