REALTY TITLE 15
Dw48 A

WARRANTY DEED

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL, 2005.

Notary Public

MARIAN S. YOUNG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

MY COMMISSION EXPIRES: 02-04-07
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Wayne Ogle	Realty Mortgage Corporation	150-11-324
(NAME)	(NAME)	
3517 Lake Towne Drive	7000 Executive Center Drive	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/04/05 09:43 2 pgs
Fees:13.00 Taxes:536.13

20050504-0049761

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, James D. Shoemaker, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Wayne Ogle, 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:

Being Lot No. 140 on the Plan of Lake Town Park, Section Seven, as of record in Plat Book 7900, Page 402, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to James D. Shoemaker, a married man, by deed of record in Instrument No. 20040707-0080747, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of James D. Shoemaker and Judith Ann Shoemaker by Robbin D. Atchley as their Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050504-0049760 in the Register's Office for Davidson County, Tennessee.

Judith Ann Shoemaker joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 3517 Lake Towne Drive, Antioch, TN 37013
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

APR. 29. 2005 7:39AM ADVANTAGE TITLE 615-777-2015 NO. 8623 P. 11

Witness my hand this 29th day of April, 2005.

James D. Shoemaker by Robbin D. Atchley Atty in Fact
James D. Shoemaker

Judith Ann Shoemaker by Robbin D. Atchley Atty in Fact
Judith Ann Shoemaker

STATE OF TENNESSSEE

COUNTY OF DAVIDSON

On this the 29th day of April, 2005, before me personally appeared Robbin D. Atchley, the person who executed the foregoing instrument on behalf of James D. Shoemaker and Judith Ann Shoemaker and who acknowledged that she executed the same as the free act and deed of the said James D. Shoemaker and Judith Ann Shoemaker, through Power of Attorney granted her by the said James D. Shoemaker and Judith Ann Shoemaker.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April, 2005.

Commission expires: 5/30/07

KRYSTN T. HEDGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 30, 2007

Notary Public

APR. 29. 2005 7:39AM ADVANTAGE TITLE 615-777-2015 NO. 8623 P. 12