#259

Kevin

2nd

THIS INSTRUMENT PREPARED BY:
Christopher L. Kelly
Brogdon, Creasy, Kelly and Sanders, PLLC
Attorneys at Law
230 N. Main Street
Dickson, Tennessee 37055
(615) 441-0001

Southern Land Title & Escrow
934 Oldham Dr., Suite 100-A
Nolensville, TN 37135
Phone: 615-776-7461

Davidson County DEEDWARR
Recvd: 05/16/05 14:06 2 pgs
Fees:13.00 Taxes:675.25
20050516-0054982

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY-TWO THOUSAND, FIVE HUNDRED AND 00/100 DOLLARS ($182,500.00), the receipt of which is hereby acknowledged, I, **BARTON WADE DENNIS, being the sole heir at law of WILLIAM HAROLD DENNIS, deceased, ("Grantor"),** has bargained and sold, and by these presents do transfer, convey and warrant unto **KEVIN SCHIERLING and wife, MICHELLE SCHIERLING, ("Grantees"),** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Land located in the 35th Councilmanic District of Nashville, Davidson County, Tennessee on the northerly margin of Lakeview Drive bounded on the north by Fulton and Lee on the east by Sutherland on the south by Lakeview Drive and on the west by Sawyers described according to a boundary survey dated May 2, 2005, by Campbell, McRae and Associates surveying Inc. (John Hood TN. R.L.S.#1838) as follows:

BEGINNING at an iron rod (old) on the northerly margin of Lakeview Drive, said rod being the southeast corner of the David W. Sutherland land (BK. 9906, PG. 36, R.O.D.C., TN.) And being located South 52 degrees 04 minutes 40 seconds West 249.86 feet from an iron rod (old) at said Sutherlands southeast corner; thence with said northerly margin South 52 degrees 22 minutes 09 seconds West 305.48 feet to an iron rod (new) at the southeast corner of the J. D. Sawyers land (BK. 4618, PG790, R.O.D.C., TN.), said rod being located North 52 degrees 14 minutes 17 seconds East 265.00 feet from an iron rod (old) at said Sawyers southwest corner; thence leaving said northerly margin with said Sawyers North 37 Degrees 28 minutes 39 seconds West 494.14 feet to an iron rod (old) in the southerly line of the J.M. Fulton land (BK. 6855, PG. 991, R.O.D.C., TN.); thence with said Fulton North 56 Degrees 25 minutes 01 seconds East 225.12 feet to an iron rod (old) at a common corner to said Fulton and Michael T. Lee (BK. 9013, PG. 62, R.O.D.C., TN.); thence continuing with said Lee North 62 degrees 24 minutes 18 seconds East 50.10 feet to an iron rod (old) at said Sutherlands northwest corner; thence with said Sutherland South 41 degrees 19 minutes 10 seconds East 470.49 feet to the point of beginning containing 3.21 acres more or less.

Being the same property conveyed to William Harold Dennis, by deed from John Gary Shaver and wife, Eileen Shaver, dated September 28, 1984, of record in Book 6394, Page 431, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to William Harold Dennis, by Quitclaim Deed, from Beverly Sue Dennis conveying her interest in the subject property, dated November 12, 1998, of record in Book 11225, Page 872, in the Register's Office for Davidson County, Tennessee. William Harold Dennis having since died, leaving Barton Wade Dennis as his sole heir at law. An Affidavit of Heirship reflecting that title is vesting in the sole heir is being recorded simultaneously with this Warranty Deed.

This conveyance is subject to the restrictive covenants of record in Book 3222, page 182, as amended in Book 3248, page 425, and further amended in Book 4190, page 464, said Register's Office.

This conveyance is further subject to an easement for water pipe purposes of record in Book 4573, page 278, said Register's Office.

This conveyance is further subject to a driveway easement of record in Book 6394, page 427, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, and all the rights, easements, and

appurtenances belonging to said land, unto the said Grantees, their heirs, successors and assigns, forever.

AND WE DO, for ourselves and our heirs, executors, and administrators, covenant that we are lawfully seized and possessed of the said land in fee simple; that it is free from all encumbrances; that we have good right to sell and convey the same; and that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the Grantees, Grantees' heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I have set my hand to this instrument on the date set forth below.

Barton Wade Dennis — 5/10/05

BARTON WADE DENNIS — **Date**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 10TH day of MAY, 2005, before me personally appeared **BARTON WADE DENNIS** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the persons who executed the foregoing instrument, and acknowledged under oath that they executed the same as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal in said County this 10TH day of MAY, 2005.

Christopher L Kelly
NOTARY PUBLIC

CHRISTOPHER L. KELLY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

My Commission Expires: 2/20/2007

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AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $182,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed to before me this 10th day of May, 2005.

My Commission Expires MAR. 31, 2007

NOTARY PUBLIC

JUDY PAINTER-ROSE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission Expires: _____

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Being improved property known as 7440 Lakeview Dr., Nashville, TN 37209

MAP - 88 **PARCEL** - 41.00 **FIELD BOOK** - 8D-31020

ADDRESS OF NEW OWNER:
Kevin Schierling and wife, Michelle Schierling
7440 Lakeview Dr.
Nashville, TN 37209

SEND TAX BILLS TO:
SunTrust Mtg, Inc
201 4th Ave N, 9th Fl
Nashville, TN
37219