File No. [redacted]00133

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/18/05 10:45 2 pgs
Fees:13.00 Taxes:244.20

20050718-0082987

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $66,000.00

Dawn M. Gaines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JULY, 2005.

Laura A Moore
Notary Public

MY COMMISSION EXPIRES: April, 7 2009
(AFFIX SEAL)

Laura A. Moore
State of Tennessee
Notary Public
Sumner County

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
John Robert Shankle	John Robert Shankle	Map 52 07.0 Parcel 113.00
(NAME) 1049 Neely's Bend Road	(NAME) Same	52-070-113.00
(ADDRESS) Madison, TN 37115	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert M. Bartlett, and Wife, Terri Bartlett, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Robert Shankle and Wayne Bates and Joe Miller, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 11th Civil District of Davidson County, Tennessee, not of record and being fully described by a survey of John Kohl, dated March 12, 1976 as follows:

Beginning at a point in the northerly margin of Neely's Bend Road N 22 deg. 08 min. E 225.00 feet to a point; thence S 67 deg. 52 min. E 115.0 feet to a point; thence S 22 deg. 08 min. W 225 feet to a point in the northerly margin of Neely's Bend Road; thence 67 deg. 52 min. W 115.0 feet to the point of beginning.

Being the same property conveyed to Robert M. Bartlett, unmarried and Terri L. Finney, unmarried as joint tenants with right of survivorship by deed from Dr. Ricardo C. Andal and wife, Eriberta S. Andal of record in Deed Book 9106, page 919 and filed for record on January 14, 1987, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1049 Neely's Bend Road, Madison, TN 37115
(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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 15th day of July, 2005.

Robert M. Bartlett

Terri Bartlett

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert M. Bartlett, and Wife, Terri Bartlett, 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 Mt. Juliet, Tennessee, this 7/15/2005.

My Commission Expires:
April. 7 2008

Notary Public

File Number: [redacted]0133

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Laura A. Moore
State of Tennessee Notary Public
Sumner County