File No. 251001962

WARRANTY DEED

KIMMIE PERRY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF NOVEMBER, 2005

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) EXPIRATION DATE: 10-12-08

Davidson County DEEDWARR
Recvd: 11/07/05 09:50 2 pgs
Fees:13.00 Taxes:277.50

20051107-0134451

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 NUMBERS
Russell Mashburn	Russell Mashburn	Map 64-16-A-127.00
(NAME)	(NAME)	
511 Jones Street	Same	
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138	,	
(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, Dale L. Shackelford, and Wife, Sharon Lee Shackelford, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Russell Mashburn, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

127 General Jackson Lane, Hermitage TN 37076:
Land in Davidson County, Tennessee, being Unit 127, Building 2 on the Plan of Resubdivision of Jackson Meadow, Phase I, of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Anna Jo Shackelford, a widow, Dale L. Shackelford and wife, Sharon Lee Shackelford by Deed Creating Joint Tenancy with Right of Survivorship dated August 22, 2005 from Dale L. Shackelford of record in Instrument No. 20050824-0100726 and rerecorded in Instrument No. 20050914-0110648, Register's Office for Davidson County, Tennessee. The said Anna Jo Shackelford now being deceased.

Subject to all matters as set forth per Plat Book 6900, Page 527, Register's Office of said County.

Subject to Homeowner's Association Dues.

Subject to the provision and requirements of the Tennessee Horizontal Property Act as set out in Sec. 64-2701, et seq. of the Tennessee Code Annotated; to the By-Laws for administration thereof; to easements, right and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon, and including without limitation all conditions, covenants, restrictions options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime with respect to Jackson Meadow, Phase 1, Section I, of record in Book 5796, Page 3, as amended in Book 5829, Page 970, said Register's Office.

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 127 General Jackson Lane, Hermitage, TN 37076

(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), HIS 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), HIS 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 3rd day of November, 2005.

Dale L. Shackelford

Dale L. Shackelford

Sharon Lee Shackelford

Sharon Lee Shackelford

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 Dale L. Shackelford, and Wife, Sharon Lee Shackelford 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 11/3/2005.

Notary Public

My Commission Expires:

EXPIRATION DATE: 10-12-08

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 251001962

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