WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/11/06 10:12 2 pgs
Fees:13.00 Taxes:728.53
20060711-0083020

REBECCA CAMPBELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN MY COMMISSION EXP.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 4/1/2008
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lovel B. VanArsdale	Bank of America, N.A.	173-191
(NAME) 14694 Old Hickory Blvd.	(NAME) 9000 Southside Blvd. Bldg 700	
(ADDRESS) Antioch, Tennessee 37013	(ADDRESS) Jacksonville, FL 32256	
(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, Michael E. Shamp and wife, Judy Ann Shamp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lovel B. VanArsdale, 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, beginning at an iron rod situated in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of the Charlie Armstrong property of record in Book 10559, Page 886, RODC, TN; thence along said road, S 76 deg 42' 01" W a distance of 132.32 feet to an iron rod; thence along said road, along a curve to the right having a central angle of 09 deg 46' 40", a radius of 592.13 feet, a tangent of 50.65 feet, a length of 101.05 feet, and having a chord which bears N 81 deg. 35' 21" E a distance of 100.93 feet to an iron rod; thence leaving said road, N 27 deg 24' 52" W a distance of 73.98 feet to an iron rod; thence N 82 deg 11' 03" E a distance of 115.92 feet to an iron rod; thence N 27 deg 24' 52" W a distance of 151.90 feet to an iron rod; thence N 84 deg 22' 05" E a distance of 57.17 feet to an iron rod; thence N 78 deg. 48' 27" E a distance of 119.52 feet to an iron rod; thence S 12 deg 18' 41" E a distance of 204.60 feet to the point of beginning and containing 38,638.065 square feet or 0.887 acres of land, more or less. And being shown as Lot 2 Resubdivision of Mullins Subdivision recorded in Book 8250, Page 910, Register's Office.

Being the same property conveyed to Michael E. Shamp and wife, Judy Ann Shamp, by deed of record in Instrument No. 20010718-0076259, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 14694 Old Hickory Boulevard, 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.

JUN. 28. 2006 9:04AM ADVANTAGE TITLE 615-777-2015 NO. 6634 P. 15

Witness our hands this 28th day of June, 2006.

Michael E. Shamp

Judy Ann Shamp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Shamp and Judy Ann Shamp with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 28th day of June, 2006.

Commission expires: 5·30·07

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

Notary Public

My Commission Expires MAY 30, 2007

JUN. 28. 2006 9:04AM ADVANTAGE TITLE 615-777-2015 NO. 6634 P. 16