File No. 20070115

WARRANTY DEED

Tammy McCauley
State of Tennessee Notary Public
Rutherford County
TN

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) 11-22-09

THIS INSTRUMENT WAS PREPARED BY
Sumner Title & Escrow, LLC, 131 Indian Lake Boulevard, Suite 200, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy A. Shrum	Coldwell Banker Mortgage	108 12 0 120.00
(NAME)	(NAME)	
3012 Reelfoot Drive	9700 Bissonnet St. Ste. 1500	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Houston, TX 77036	
(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, Douglas Ray Moshier and wife, Earnestine Moshier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy A. Shrum, 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. 78 on the Plan of Reelfoot, Section One, of record in Book 5200, page 641, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas Ray Moshier and wife, Earnestine Moshier by deed from Linshead Construction Company, dated August 15, 1984 and recorded on August 15, 1984 in Record Book 6360, page 131, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Record Book 6160, page 278 and Record Book 6177, page 105, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3012 Reelfoot Drive, Nashville, TN 37214
(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.

Witness our hands this 10th day of April, 2007.

Douglas Ray Moshier

Earnestine Moshier

Davidson County DEEDWARR
Recvd: 04/12/07 11:42 2 pg
Fees:13.00 Taxes:506.53

20070412-0044028

File No. 20070115
STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas Ray Moshier and wife, Earnestine Moshier, the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal this 10th day of April, 2007.

Commission expires: 10/07/2009

Notary Public

RACHEL ATKINSON
STATE OF TENNESSEE NOTARY PUBLIC