Consideration is being paid on Trustee's Deed recorded simultaneously in Inst # 20080822-0086438

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-22-10
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Walden (NAME)	SAME (NAME)	041-00-0023.00
203 Walker Terrace (ADDRESS)	(ADDRESS)	
Madison TN 37115 (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,

Kimberly D. Kershaw,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Frank L. Walden and Robert Poole, Tenants in Common,

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:

BEGINNING at an iron rod situated in the southerly margin of Old Hickory Boulevard, said point also being the northwest corner of the Wayne Jones, Jr. and Misty Jones property of record in Instrument No. 20031103-0160963, R.O.D.C., TN;

Thence, leaving said road, S 01° 51' 00" E, a distance of 1480.33 feet to an iron rod; thence, N 85° 28'20" W, a distance of 280.60 feet to an iron rod; thence, N 02° 23' 57" E, a distance of 1218.01 feet to an iron rod; thence, S 86° 59' 57" E, a distance of 100.01 feet to an iron rod; thence, N 02° 23' 57" E, a distance of 223.90 feet to an iron rod situated in the southerly margin of Old Hickory Boulevard; thence, along said road, along a curve to the left, having a central angle of 01° 05' 51", a radius of 3915.76 feet, a tangent of 37.50 feet, a length of 75.00 feet, and having a chord which bears N 72° 56' 51" E, a distance of 75.00 feet to the point of beginning and containing 305,803.430 square feet or 7.020 acres of land.

BEING part of the same property conveyed to Sammy Kershaw by Special Warranty Deed recorded in Book 9549, Page 330, Register's Office for Davidson County, Tennessee. Further being part of the same property vested in Sammy P. Kershaw and Kimberly D. Kershaw by Divorce Decree recorded in Instrument No. 20010727-0080104, said Register's Office. This Deed is being recorded simultaneously with a Trustee's Deed for the purpose of conveying from Kimberly D. Kershaw any and all interest in subject property to the Grantee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☒
This is improved ☐ property, known as 7632 Old Hickory Blvd., Whites Creek, TN 37189
(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 18th day of August, 2008.

Kimberly D. Kershaw

Davidson County DEEDWARR
Recvd: 08/22/08 10:12 2 pgs
Fees:12.00 Taxes:0.00

20080822-0086439

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Kimberly D. Kershaw, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2008.

Commission expires:

Charlotte E Herring
Notary Public

CHARLOTTE E. HERRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 23, 2010