File No. 290401015

WARRANTY DEED

KATHY JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: 1-19-10
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090028060 DEEDWARR
Recvd: 04/29/09 11:28 2 pgs
Fees:13.00 Taxes:506.90
20090429-0038695

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David L. Witt	SAME	08514002800
(NAME) 208 Disspayne Drive	(NAME)	
(ADDRESS) Nashville, TN 37214	(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Annie B. Shuler**, unmarried, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **David L. Witt**, unmarried, hereinafter called the GRANTEE, his 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, being all of Lot No. 4, on the plan of Section One Stanford Country Club Estates, of record in Plat Book 2900, Page 50, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Frank W. Shuler and wife, Annie B. Shuler by Warranty Deed from Brentwood Homes, Inc. of record in Book 3067, Page 47 on April 16, 1960 and filed for record on April 20, 1960, Register's Office for Davidson County, Tennessee. The said Frank W. Shuler having since deceased on May 2, 1980, leaving Annie B. Shuler the sole surviving tenant by the entirety.

This conveyance is subject to all matters as set forth per Plat Book 2900, Page 50; Restrictions of record in Book 2993, Page 109; Sanitary Sewer and Storm Drainage Easement of record in Book 5250, Page 696, Register's Office for Davidson County, Tennessee.

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 208 Disspayne 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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hands this 27th day of April, 2009.

Annie B. Shuler

Annie B. Shuler

BY: Barbara S. Nicks

Barbara S. Nicks, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me personally appeared Barbara S. Nicks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact for Annie B. Shuler and is authorized by her to execute this instrument in her behalf by virtue of an instrument of record in Instrument No. 20090424-0037339, of the Register's Office of Davidson County, Tennessee.

Witness my hand at office this 27th day of April, 2009.

Commission expires: 1-19-10

Kathy Jones

Notary Public

KATHY JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: 290401015

RETURN TO:

Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129