File No. 20090057

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2009. Notary Public MY COMMISSION EXPIRES: 5-23-11 (AFFIX SEAL)

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
Fredricka Russell	new owner	53-9-21
(NAME)	(NAME)	
1341 Cheyenne Blvd.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Timothy P. Shaw and wife, Diana Gayle Shaw, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fredricka Russell, a married woman, 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. 1 on the Plan of Sequoia Valley, Section 2, as of record in Book 3700, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 116.1 feet on the easterly margin of Cheyenne Boulevard and extends back 181.1 feet on the northerly line and 175.0 feet on the southerly line to a dead line in the rear measuring 132.16 feet thereon.

Being the same property conveyed to Timothy P. Shaw and wife, Diana Gayle Shaw by deed from Diana Gayle Shaw f/k/a Diana Gayle Sissom, dated 12/24/2002 and recorded as Instrument Number 20021231-0162428, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1341 Cheyenne Blvd., Madison, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20090032511 DEEDWARR
Recvd: 05/18/09 09:28 2 pgs
Fees:13.00 Taxes:458.43
20090518-0045152

File No. 20090057

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 12th day of May, 2009.

Timothy P. Shaw

Diana Gayle Shaw

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 Timothy P. Shaw and wife, Diana Gayle Shaw, 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 12th day of May, 2009.

Commission expires:



Notary Public