WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090078697 DEEDWARR
Recvd: 11/19/09 10:32 2 pgs
Fees: 13.00 Taxes: 148.00
20091119-0106504

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

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
Ken Shelley	same	72-9-66.00
(NAME)	(NAME)	
53 Millikens Bend		
(ADDRESS)	(ADDRESS)	
Hattiesburg, MS 39402		
(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,

Clara M. Read, a single woman,

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

Ken Shelley and wife, Suzanne Shelley,

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, being Lot No. 13 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for said County.

SAID Lot No. 13 fronts 80 feet on the westerly side of Jewel Street and runs back 166.8 feet on the northerly line and 169 feet on the southerly line, do a dead line in the rear, measuring 80 feet thereon.

THERE is included in the above described property, but hereby expressly excluded therefrom, the parcel of land shown in the Judgment of State of Tennessee vs. Mitchell Anderson and wife, Case No. A-1527 Circuit Court and recorded in Book 4087, Page 555, Register's Office for Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being part of Lot No. 13 on the Map of Dan Leech Subdivision, as of record in Book 1424, Page 70, Register's Office for Davidson County, Tennessee.

BEGINNING at a point in Mitchell Anderson's northwest property corner, said point being also a common boundary line with R. B. Drake's southwest property corner; thence running southeast 35 feet, more or less, along Anderson's northerly boundary line to a point; thence running South 13° 14' 46" West 15 feet, more or less, to a point; thence running southwest 67 feet, more or less, to a point on Anderson's southerly boundary line; thence running northwest 57 feet, more or less, along Anderson's southerly boundary line to a point; thence running northeast 80 feet along Anderson's westerly boundary line to the point of beginning, containing 3,607 square feet.

BEING the same property conveyed to Clara M. Read by Quitclaim Deed from Dora Hayes, who reserved a life estate, recorded in Book 5225, Page 893, and re-recorded in Book 5228, Page 524, Register's Office for Davidson County, Tennessee. Dora Hayes died May 19, 1982 as evidenced by a Certificate of Death recorded in the Office of Vital Records, State of Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 1512 Jewel Street, Nashville, TN 37207
(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 my hand this 18th day of November, 2009.

Clara M. Read

Clara M. Read

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 Clara M. Read, a single woman, 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 November, 2009.

Commission expires: May 22, 2010

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

Mark A. Ellmore, Jr. Notary Public