Record & Return

SMITH • SHOLAR • ASSOCIATES • PLLC
846 Conference Drive, Ste. 4
Goodlettsville, TN 37072

STATE OF Tennessee
COUNTY OF Davidson

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION

SMITH • SHOLAR • ASSOCIATES • PLLC

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

X Ellen Lawson Conn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF March, 2010.

Notary Public
MY COMMISSION EXPIRES: 3/20/14
File No. G10-0243D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100013573 DEEDWARR
Recvd: 03/08/10 09:58 3 pgs
Fees:18.00 Taxes:869.50
20100308-0017503

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ellen Lawson Conn, a married woman (NAME)	SAME (NAME)	117-2-24
2506 Sharondale Drive (STREET ADDRESS)	3940 Woodlawn Dr. (STREET ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (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 HEREBYACKNOWLEDGED, WE, **Katherine Suzanne Johnson, William Zachary Samuels and Mary A. Samuels and Kimberly Ann Deaton**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ellen Lawson Conn, 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of SHARONDALE SUBDIVISION, as shown by plat of record in Book 3500, Page 127, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Beginning at a point in the northeasterly margin of Sharondale Drive at he corner of lots Nos. 1 and 2; thence with the line between said lots, northeasterly 164.35 feet to the line of Lot No.3; thence with the line between Lots 2 and 3 northwesterly 61.85 feet to the southeasterly margin of Woodlawn Drive; thence with the margin of the same, southwesterly as follows: 57.52 feet to a concrete monument; 60.33 feet to a concrete monument; 27.06 feet to a concrete monument at the beginning of curve; thence around said curve in a southerly direction 45.56 feet to the margin of Sharondale Drive thence with the margin of same, southeasterly 67.80 feet to the point of beginning.

BEING the same property conveyed to Barbara Faye Fleming with James A. Kirkland and wife, Georgia A. Kirkland, retaining a life estate in subject property by QuitClaim Deed from James A. Kirkland and wife, Georgia A. Kirkland, dated May 30, 1989, as record in Book 7859, Page 325, in the Register's Office for Davidson County, Tennessee.
Barbara Faye Fleming has since died testate on July 22, 1998. Pursuant to The Last Will and Testament of Barbara Faye Fleming as recorded in Instrument #200903240026326, Register's Office for Davidson County, Tennessee, and as probated in Case #98P-1220 7th Circuit Court Davidson County, Tennessee, said property was devised to Mary Allison Samuels, Kimberly Ann Wright, Suzanne Wright, Zachery Samuels, in equal shares. Said Probate Case was closed in 2000.
Georgia A. Kirkland has since died on January 12, 2005. James A. Kirkland has since died on February 25, 2009, extinguishing said life estate.

Mary Allison Samuels and Mary A. Samuels is one and the same person.

Kimberly Ann Wright and Kimberly Ann Deaton is one and the same person.

Suzanne Wright and Katherine Suzanne Johnson is one and the same person.

Zachery Samuels and William Zachary Samuels is one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Katherine Suzanne Johnson is signed by her duly appointed Attorney-in-fact Kimberly Ann Deaton, pursuant to the Power of Attorney recorded in Instrument #20100308-0017500, said Register's Office.
The signature of William Zachary Samuels is signed by his duly appointed Attorney-in-fact Kimberly Ann Deaton, pursuant to the Power of Attorney recorded in Instrument #20100308-0017501, said Register's Office.
The signature of Mary A. Samuels is signed by her duly appointed Attorney-in-fact Kimberly Ann Deaton, pursuant to the Power of Attorney recorded in Instrument #20100308-0017502, said Register's Office.

This is improved property, known as 2506 Sharondale Drive, Nashville, TN 37215.

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. Whenever 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 hand(s) this 4th day of March, 2010.

KATHERINE SUZANNE JOHNSON
Katherine Suzanne Johnson
By: Kimberly Ann Deaton Attorney-in-Fact March 04, 2010
Kimberly Ann Deaton, Attorney-in-Fact Date

WILLIAM ZACHARY SAMUELS
William Zachary Samuels
By: Kimberly Ann Deaton Attorney of Fact March 04, 2010
Kimberly Ann Deaton, Attorney-in-Fact Date

MARY A. SAMUELS
Mary A. Samuels
By: Kimberly Ann Deaton Attorney in Fact March 04, 2010
Kimberly Ann Deaton, Attorney-in-Fact Date

Kimberly Ann Deaton
Kimberly Ann Deaton

STATE OF North Carolina

COUNTY OF Mecklenburg }

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

Witness my hand and official seal, this 4th day of March, 2010.

My Commission Expires: Aug 5, 2014

SAMUEL R. SMITH
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires August 5, 2014

Notary Public

STATE OF North Carolina

COUNTY OF Mecklenburg }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Kimberly Ann Deaton, Attorney-in-Fact for Katherine Suzanne Johnson, William Zachary Samuels, and Mary A. Samuels, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 4th day of March, 2010.

My Commission Expires: Aug. 5, 2014

SAMUEL R. SMITH
NOTARY PUBLIC
Mecklenburg County, North Carolina
My Commission Expires August 5, 2014

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066