9:41 (2)

WARRANTY DEED

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2010.

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: April 23, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Shumaker	SAME	
(NAME)	(NAME)	08213005600
715B Hogans Branch Rd.		
(ADDRESS)	(ADDRESS)	
Hendersonville TN 37075		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20100890

For and 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, **I, Charlene Swinger**, unmarried and Henry Lee Dunn, unmarried hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto ~~Jim~~ * **Shumaker**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

* James

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 903 Jackson St., Nashville, TN 37203

(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/her 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/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of July, 2010.

BILL GARRETT, Davidson County
Trans:T20100048948 DEEDWARR
Recvd: 08/09/10 10:11 2 pgs
Fees:13.00 Taxes:92.50
20100809-0062544

Charlene Swinger
Charlene Swinger

Henry Lee Dunn
Henry Lee Dunn

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Charlene Swinger, unmarried and Henry Lee Dunn, unmarried the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Charlene Swinger and Henry Lee Dunn executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2010.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Melissa D. Rogers
Melissa D. Rogers Notary Public

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING the Easterly 30 feet of Lot No. 20 and the Westerly 5 feet of Lot No. 21 of Block A in Bransford Realty Company's North Hill Subdivision of record in Book 332, page 23, Register's Office for said County. Said parts of said lots adjoin and together front on the South side of Jackson Street and runs back between parallel lines 100 feet to an alley.

BEING all of the same property conveyed to Sarah L. Brown by Warranty Deed from Jack J. Cohen and Sam Garfinkle dated October 23, 1965 and filed of record in Book 3950, Page 837, Register's Office for Davidson County, Tennessee. The said Sarah L. Brown died on or about November 13, 2006, survived by Charlene Swinger, and Henry Lee Dunn.