WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/11 09:06 3 pgs
Fees:18.00 Taxes:955.90
20110421-0030696

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,350.00

Kathy Francis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2011.

Sharon R. Mack
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Sharon R. Mack, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Feb. 2, 2012
Member, Pennsylvania Association of Notaries

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnston J. Shimer	Johnston J SHimer	Map 128-9
(NAME) 7631 Indian Springs Drive	(NAME) 7631 Indian Springs Dr.	Parcel 11
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville TN 37211	
(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, **ROBERT H. MCMAHON, II AND WIFE, BEVERLY A. MCMAHON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHNSTON J. SHIMER AND TERESA KHO SHIMER, HUSBAND AND WIFE,** 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:

Tax Bills to: Johnston J Shimer
7631 Indian Springs Drive
Nashville TN 37211

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of B. V. 1776 Estates of record in Plat Book 5050, page 76, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert H. McMahon, II and wife, Beverly A. McMahon, by deed from W. Wayne Garrison and wife, Karen A. Garrison, of record in Book 5437, page 643, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 5050, page 76, said Register's Office; (c) restrictive covenants of record in Book 5172, page 237, said Register's Office; and (d) easement of record in Book 10073, page 813, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 7631 Indian Springs Drive, Nashville, Tennessee 37211
(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 our hands this 6 day of April 2011.

Robert H. McMahon, II

Beverly A. McMahon

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 Robert H. McMahon, II and Beverly A. McMahon, the bargainor, 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 at Nashville, Tennessee this 6 day of April, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

Notary Public

True Copy Certification

I, Terri Baker, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according ~~to law~~.

Signature

State of PA

County of Beaver

Personally appeared before me, [Name of Notary] Melanie Miller, a notary public for this county and state, [name of person making certification] *Terri Baker who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries