BILL GARRETT, Davidson County
Trans:T20110054266 DEEDWARR
Recvd: 09/01/11 13:52 2 pgs
Fees:13.00 Taxes:1147.00
20110901-0067916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 31ST DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAY 7, 2011

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Cartwright, married	SAME	01400012000
	(NAME)	
7474 Bidwell Road		
(ADDRESS)	(ADDRESS)	
Joelton, TN 37080		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Charles E. Shearer and Patricia M. Shearer, husband and wife, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jennifer Cartwright, married, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND LYING IN THE CITY OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND BEING BOUNDED ON THE NORTH BY THE GREGORY RICHARDSON PROPERTY, OF RECORD IN INSTRUMENT NO. 20010309-0022894 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN) ON THE EAST BY THE MALLARD AND DANKO PROPERTY OF RECORD IN INSTRUMENT NO. 20031121-0169759 (R.O.D.C., TN), ON THE SOUTH BY BIDWELL ROAD, AND ON THE WEST BY THE GOLDTRAP PROPERTY OF RECORD IN INSTRUMENT NO. 20010710-0073236 (R.O.D.C., TN) BEING KNOWN AS MAP 14, PARCEL 120.00 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN OLD IN THE NORTHERLY RIGHT-OF-WAY OF BIDWELL ROAD, AT THE SOUTHWEST CORNER OF SAID MALLARD AND DANKO PROPERTY.

THENCE WITH SAID RIGHT-OF-WAY OF BIDWELL ROAD ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 912.03, A DELTA ANGLE OF 23 DEG. 07'-32", THE CHORD BEING N 64 DEG. 22' 19" W-365.62' FOR AN ARC LENGTH OF 368.11 TO AN IRON PIN NEW AT THE SOUTHEAST CORNER OF THE GOLDTRAP PROPERTY;

THENCE WITH GOLDTRAP'S EASTERLY LINE, N 16 DEG. 18' 48" E -491.08' TO AN IRON PIN NEW IN THE SOUTHERLY LINE OF THE GREGORY RICHARDSON PROPERTY; THENCE WITH RICHARDSON, N 83 DEG. 33' 10" E-231.03' TO AN IRON PIN OLD;

THENCE, CONTINUING WITH RICHARDSON, N 66 DEG. 15' 05" E-231.01' TO AN IRON PIN OLD AT THE NORTHWEST CORNER OF THE AFOREMENTIONED MALLARD AND DANKO PROPERTY;

THENCE S 18 DEG. 25' 24" W-788.85' TO THE POINT OF BEGINNING, CONTAINING 226.335 SQUARE FEET, OR 5.20 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CHARLES E. SHEARER AND PATRICIA M. SHEARER, HUSBAND AND WIFE, BY DEED FROM GREGORY F. RICHARDSON AND DEBORAH D. RICHARDSON, HUSBAND AND WIFE, OF RECORD BY INSTRUMENT NO. 20060201-0012662, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 7474 Bidwell Road, Joelton, TN 37080
(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/our hand(s) this 31st day of August, 2011.

Charles E. Shearer

Patricia M. Shearer

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles E. Shearer and Patricia M. Shearer, husband and wife, the herein 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 the 31st day of August, 2011.

Notary Public

My Commission Expires: 11-7-11

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072