BILL GARRETT, Davidson County
Trans:T20110062307 DEEDWARR
Recvd: 10/06/11 10:37 3 pgs
Fees:18.00 Taxes:647.50
20111006-0077657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~November 24, 2013.~~ 12/23/2014

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION FURNISHED BY THE PARTIES BY
J. Trent Lehman, 214 2nd Avenue North Suite 103, Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Shirey and Shawn Leiphart	NEW OWNER	033-14-0-093
(NAME)	(NAME)	
815 Nella Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37072,	,	
(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,

THE ESTATE OF BARBARA ANN NASH,

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

STEVEN SHIREY* AND SHAWN LEIPHART, AS TENANTS IN COMMON**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*unmarried
**married

SEE ATTACHED EXHIBIT A

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 815 Nella Drive, Goodlettsville, TN 37072

(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 16th day of September, 2011.

William Marvin Burkhart

William Marvin Burkhart, Administrator
Of the Estate of Barbara Ann Nash

STATE OF TENNESSEE

COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

2011 dG

On this the 19th day of September, ~~2010~~, before me, appeared William Marvin Burkhart, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Administrator of the Estate of Barbara Ann Nash, and that said instrument was signed in behalf of said Estate, and said William Marvin Burkhart acknowledged said instrument to be the free act and deed of said Estate.

Witness my hand at office this the day and year above written.

Leslie Garside
Notary Public



My commission expires: 12/23/2014

Please Return To:
Limsetone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027

File No: TN110570

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

BEING Lot No. 108 on the Plan of Pleasant Hill Addition of record in Book 3300, Page 7, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the southerly margin of Nella Drive at the corner of Lots Nos. 107 and 108; thence southerly 216.8 feet to a point; thence easterly 117 feet to the west margin of an un-named 50 foot street; thence northerly 195 feet to the beginning of a curve; thence around said curve, northwesterly 39.3 feet to the southerly margin of Nella Drive; thence westerly 100.5 feet to the point of beginning.

Being the same property conveyed to Herman R. Nash et ux, Barbara Nash, by Warranty Deed from Joe B. Shrum, Jr., dated 3/31/1973, recorded 4/12/1973, of record in Deed Book 4697, page 802, in the Register's Office for Davidson County, Tennessee. The said Herman R. Nash died February 4, 2011, thereby vesting title in Barbara Nash as surviving tenant by the entirety. The said Barbara Nash having since died leaving the property vested in her estate.

Map/Parcel # 033-14-0-093.00

This improved property is more commonly referred to as follows: 815 Nella Drive, Goodlettsville, Tennessee 37072.