G#23858-8 BOX #14-A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120040859 DEEDWARR
Recvd: 06/04/12 13:03 2 pgs
Fees:13.00 Taxes:3700.00
20120604-0048401

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,000,000.00.**

Lisa L. Cohen
Affiant

Subscribed and sworn to before me, this the 31st day of May, 2012.

Katherine Goodson
Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Thomas H. Shell**<br>**Elizabeth E. Shell** | **"New Owners"** | **Map 116-10-0 Parcel 001-00** |
| **108 Fourth Avenue South, #220** | | |
| **Franklin, TN 37064** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**M. Hamilton Wallace, III, married**

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

**Thomas H. Shell and wife, Elizabeth E. Shell**

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:

**Being lot numbered "six" (6); the easterly twenty-five feet of lot numbered "fifteen" (15), and the westerly part of lot numbered "five" (5) in "DEERFIELD", a subdivision of part of the homeplace of Johnson Bransford and wife, Anna Mary Bransford, a plan of which is of record in Book 547, Pages 191 and 192, of the Register's Office of Davidson County, Tennessee. Said lot No. 6 fronts 115 feet on the southerly side of Evelyn Avenue and runs back southerly between lines 261.2 feet on its westerly margin, and 238.6 feet on its easterly margin,to a dead line, measuring 134.3 feet on said rear line. Said part of said lot #15 adjoins said lot No. 6 on the westerly side, and fronts 25 feet on the southerly side of Evelyn Avenue and extends back southerly between lines 226.6 feet to the northerly margin of lot No. 14 in said subdivision, measuring 25 feet on said rear line, - and said part of said lot No. 5 fronts ten feet on the southerly margin of Evelyn Avenue and extends back southerly between lines, and along the easterly boundary line of said lot No. 6 in said subdivision, 238.6 feet on the westerly margin, and 237 feet, more or less, on the easterly margin to a dead line, and measuring 23 feet on said rear line, - the property herein conveyed fronting together 150 feet on the southerly margin of Evelyn Avenue.**

**Being the same property conveyed to Hamilton Wallace and wife, Anne Bransford Wallace as tenants by the entirety, by Deed dated April 27, 1956, from Anne Bransford Wallace, of record in Book 2540, Page 81, Register's Office for DAVIDSON County, Tennessee. The said Hamilton Wallace having since died. The said property was further conveyed to Anne B. Wallace, Trustee, by Quitclaim Deed dated December 22, 1993 from Anne B. Wallace, of record in in Book 9204, Page 541, and further conveyed to Anne B. Wallace by Quitclaim Deed dated December 11, 1996 from Anne B. Wallace, Trustee of record in Book 10300, Page 365, said Register's Office. The said Anne B. Wallace having since died. The said property was further conveyed to Lallie Hudgings Wallace, an undivided 26.74% interest, and to M. Hamilton Wallace, III, an undivided 73.26% interest, by Quitclaim Deed dated April 1, 1998, from Anne Bransford Wallace and J. Bransford Wallace, as Co-Executors under the Will of Anne B. Wallace in Will Book 212, Page 637, of record in Book 10867, Page 730.The said Lallie Hudgings Wallace further conveyed her interest to M. Hamilton Wallace, III by Quitclaim Deed dated April 1, 1998 of record in Book 10867, Page 734, Register's Office of Davidson County, Tennessee.**

**Marion H. Wallace, spouse of the above named M. Hamilton Wallace, III, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.**

**This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.**

This is improved ( x ) Unimproved ( ) property, known as **209 Evelyn Ave., Nashville, TN 37205**

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 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 **May, 2012.**

**M. Hamilton Wallace, III**

**Marion H. Wallace**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **M. Hamilton Wallace, III and Marion H. Wallace,** the within named sellers, 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 **31st** day of **May, 2012.**

**Notary Public**

**My Commission Expires:** 2/24/13

