BILL GARRETT, Davidson County
Trans:T20130016093 DEEDWARR
Recvd: 02/27/13 09:17 2 pgs
Fees:13.00 Taxes:147.63

20130227-0019366

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 13th day of February, 2013, by and between **Alice Faye Tucker, Virginia Jones, Linda Vickers, Terrance Parker**, party of the first part, and **Michael R Shoemaker**, , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, and described as follows:

Being Unit No. 1442 of Neely's Bend Villas, as of record in Book 5200, Page 262, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit. Together with the undivided interest in common elements declared in the Master Deed and By-Laws appurtenant to said unit.

Being all or part of the same property conveyed to Laura M. Gooch, by virtue of that certain Warranty Deed dated October 27, 1993, at Instrument No. Book 9134, Page 940 in the Register's Office of Davidson County, Tennessee. Laura M Gooch died on December 22, 1999. Title vested in Alice Faye Tucker, Virginia Jones, Linda Vickers, and Brenda Parker by Affidavits of Heirship of record at 20130227-0019362 and 20130227-0019363 in the Register's Office of Davidson County, Tennessee.. Johnny Parker conveyed his interest to his son, Terrance Parker by quit claim deed of record at Instrument No. 20130227-0019364 in the Register's Office of Davidson County, Tennessee. Seller's warrant that this property has never been used as their primary residence.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2013 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Alice Faye Tucker by Linda Vickers
Alice Faye Tucker, by Linda Vickers, Attorney In Fact
Attorney-in-Fact

Linda Vickers
Linda Vickers

Virginia Jones
Virginia Jones

Terrance Parker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared **Linda Vickers**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of **Alice Faye Tucker** and acknowledged that she executed the same as the free act and deed of the said **Alice Faye Tucker**.

WITNESS my hand and official seal at office this 13th day of February, 2013.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Virginia Jones, Linda Vickers, Terrance Parker** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of February, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Michael R Shoemaker
1815 Hartsville Pike
Gallatin, TN 37066

Tax Parcel No 053090A01800CO

Property Address: 1442 E Cedar Lane
Madison, TN 37115

MAIL TAX
BILLS TO: owner at owner's address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $39,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Ashlee Page
AFFIANT

SUBSCRIBED AND SWORN TO before me this 13th day of February, 2013.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY