# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130030212 DEEDWARR
Recvd: 04/12/13 14:01 2 pgs
Fees:13.00 Taxes:407.00
20130412-0036597

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Jerry B. Shamblin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: February 22, 2016.
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jerry Shamblin | | 43-06-0/352.00 |
| (NAME) | (NAME) | |
| 424 Roosevelt Ave. | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, TN 37115 | | |
| (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, **Sharon Clancy, a married woman, Richard Keith Fuson, Michelle Gregory and Phillip Davenport Jr.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Shamblin**, 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:

**Land in Davidson County, Tennessee being Lot No 2 of the Fuson Subdivision of record in Book 6200, page 750 Register's office of Davidson County, Tennessee to which plat reference is hereby made or a more complete and accurate description thereof.**

**Being the same property conveyed to Peggy Fuson by Deed from William Edward Fuson dated August 26th, 1988 and filed for record in Book 7638 page 232 and corrected in Book 7703, page 552 register's Office of Davidson County, Tennessee. The said Peggy Fuson further conveyed by Personal Representative's Deed to Peggy Fuson, Sharon Clancy and Richard Keith Fuson dated** Nov 17, 2010 **and filed for record as Instrument NO.** 20101129-0094523 **in the Register's Office for Davidson County, Tennessee. The said Peggy Fuson died intestate January 22, 2013 and her one-third interest is vested to her heirs as set forth in the Affidavit of Heirship of record as Instrument NO.** 20130412-0036595 **as Sharon Clancy, Richard Keith Fuson, Michelle Gregory and Phillip Davenport.**

Subject to any and all matters appearing on the plan of record in Book 6200, page 750 Register's Office of Davidson County, Tennessee.

Subject to any and all easements and restrictions of record in the Register's office of Davidson County, Tennessee.

2013 and all subsequent year's taxes are a lien not yet due and payable map and parcel 43-06-0-352.00

Subject to any and all zoning regulations, building restrictions and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 424 Roosevelt Ave., Madison, TN 37115
(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 10 day of April 2013.

Michelle Gregory

Michelle Gregory

Richard Keith Fuson by Sharon Clancy DS Attorney in fact

Richard Keith Fuson

Phillip Davenport

Phillip Davenport

Sharon Clancy

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 Sharon Clancy the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 10 day of April, 2013 before me personally appeared Sharon Clancy, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Richard Keith Fuson, and who acknowledged that she executed the same as the free act and deed of the said Richard Keith Fuson by virtue of that Power of Attorney, duly executed by the said Richard Keith Fuson and appearing of record as Instrument No. 20130412.0036596 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 10th day of April, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN

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 Michelle Gregory and Phillip Davenport, Jr. the 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 at Nashville, Tennessee this 10th day of April, 2013.

Commission expires: February 22, 2016

Judith C. Jacobs Notary Public

JUDITH C. JACOBS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD CO., TN