BILL GARRETT, Davidson County
Trans:T20130073059 DEEDWARR
Recvd: 08/23/13 11:21 2 pgs
Fees:13.00 Taxes:481.00
20130823-0089167

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is 130,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2013.

Notary Public

My commission expires: 8/23/16

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MDS REALTY INVESTMENT INC	**PRIVATE MONEY EXCHANGE**	**08213005700**
901 JACKSON STREET	**1121 EAST MULLAN AVENUE**	
NASHVILLE, TN 37208	**COEURDALENE, ID 83814**	

FOR AND IN 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 ACKNOWLEDGE, WE,

JAMES L. SHUMAKER, UNMARRIED

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

MDS REALTY INVESTMENT INC

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 the easterly 30 feet of Lot No. 21 and the westerly 10 feet of Lot No. 22 on the Plan of Block "A" of the Bransford's Realty Company's North Hill Subdivision, of record In Book 332, Page 23, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description. Said easterly part of Lot No. 21 and westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 feet to an alley.

BEING THE SAME PROPERTY CONVEYED TO JAMES L. SHUMAKER BY QUITCLAIM DEED FROM EPIC HOMES, LLC, DATED 07/12/2010 RECORDED ON 07/15/2010 IN INSTRUMENT NO. 20100715-0055574 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 901 JACKSON STREET, NASHVILLE, TN 37208.

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 in 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 15th day of August, 2013.

JAMES L. SHUMAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JAMES L. SHUMAKER, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2013.

Notary Public

My Commission Expires: 9.21.15

MICHELLE HIGHTOWER
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY
My Commission Expires 09-21-2015