WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/21/14 08:57 3 pgs
Fees:18.00 Taxes:64.75
20140121-0005156

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$17,500.00.**

Affiant

Subscribed and sworn to before me this 31st day of January, 2014

Notary Public

My Commission expires: 11-6-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Zenis Childress 4864 McCool Road Nashville, TN 37218	New Owner	Map 48 Parcels 199 and 164

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Wilma Lee Shaver,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Zenis Childress,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT I: Land in Davidson County, Tennessee, described partly according to a survey made by Steve Draper, surveyor, dated July 9, 1966 as follows:

Beginning at a point on the southerly margin of McCool Road at the northwest corner of the property conveyed to Alyne R. Gundlach by deed from David C. Rutherford of record in Book 4519, page 382, Register's Office for said County; thence with Gundlach's western boundary line south 20 deg. east 790 feet to a point; thence south 62 deg. west 93 feet; thence south 52 deg. west 18 feet; thence north 20 deg. west 790 feet more or less to the southerly margin of said McCool Road; thence with the same north 57 deg. east 111 feet to the beginning, containing 2 acres more or less.

TRACT II: Land in Davidson County, Tennessee, described partly according to a survey made by Steven Draper, Surveyor, July 9, 166 as follows:

Beginning at a point in the southerly margin of McCool Road, 280 feet easterly from the northeast corner of the property conveyed to Gilbert R. Lewis and wife, by deed from David C. Rutherford, et ux of record in Book 4332, page 810, Register's Office for Davidson County, Tennessee; thence with the southerly margin of said McCool Road eastwardly 169 feet more or less to the northwest corner of the property conveyed to Cyril G. Whiteside and wife; thence with Whiteside's western boundary line south 20 deg. east 419 feet more or less to the northerly margin of a proposed road; thence with the same south 54 deg. west 95.2 feet to the southeast corner of the property conveyed to Tony L. Barbee et ux by deed of record in Book 4742, page 48, said Register's Office; thence with Barbee's eastern boundary line northwardly 420 feet more or less to the beginning.

Tract No. 1 is conveyed subject to a 50-foot wide easement across the rear one-half of Tract No. 1 for roadway purposes as retained in deed of record in Book 4552, page 985, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wilma Lee Shaver by Warranty Deed from Cyril G. Whiteside and wife, Laura J. Whiteside dated 3/11/81 of record in Book 5720, page 94, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.
- Tract No. 1 is conveyed subject to a 50-foot wide easement across the rear one-half of Tract No. 1 for roadway purposes as retained in deed of record in Book 4552, page 985, Register's Office for Davidson County, Tennessee.

This is improved property known as: **4864 and 4870 McCool Road, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 13, 2014.

Wilma Lee Shaver by Pamela D. Craighead as atty in fact
Wilma Lee Shaver

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared Pamela D. Craighead, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Wilma Lee Shaver** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Wilma Lee Shaver** the bargainor(s), by the said Pamela D. Craighead, as Attorney-in-Fact. Said POA can be found recorded simultaneously herewith.

WITNESS my hand and seal, this 13th day of January, 2014.

NOTARY PUBLIC My Commission Expires: 1-8 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE