WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/14/14 15:02 2 pgs
Fees:13.00 Taxes:148.00
20140314-0021589

~~State of Tennessee~~ State of Georgia)
County ~~of Davidson~~ Fulton)

14-01-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th day of March, 2014

Notary Public

My Commission Expires: ~~09/09/14~~ 7/31/17

NOTARY PUBLIC FULTON COUNTY, GEORGIA MAUREEN NEE SUEGER MY COMMISSION EXPIRES JULY 31, 2017 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JERRY SHRUM **JOYCE SHRUM**	"NEW OWNER"	043-10-0
(NAME) 205 Nix Drive	(NAME)	013.00
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **OLIVER H. DALE, UNMARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JERRY SHRUM AND WIFE, JOYCE SHRUM**, hereinafter called the Grantee(s), 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. 34 on the unrecorded Map of the Subdivision of Tract 14 of the Anderson Estates BEGINNING at a point in the west margin of Nix Drive at the corner of Lots 33 and 34; thence with the line between said lots, westerly 175 feet to a point; thence northerly 115 feet to a corner of Lot 35; thence with the line between Lots 34 and 35, easterly 175 feet to the west margin of Nix Drive; thence with the margin of the same, southerly 115 feet to the point of beginning.

BEING all the same property conveyed to OLIVER H. DALE, by Deed from PETER WEISS, SUCCESSOR TRUSTEE, of record in Instrument No. 20140304-0017840, Register's Office for Davidson County, Tennessee.

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 Property is conveyed "as is" by seller without any warranty as to condition, habitability, or permitted use.

BEING unimproved ☒
Improved ☐ property known as: **205 Nix Drive, Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 12th day of March, 2014.

Oliver H. Dale

OLIVER H. DALE

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 **OLIVER H. DALE, UNMARRIED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~, Atlanta, Georgia this 12 day of March, 2014.

My Commission Expires:
July 31, 2017

Maureen Nee Sieger
Notary Public

MAUREEN NEE SIEGER
NOTARY PUBLIC
MY COMMISSION EXPIRES
JULY 31, 2017
FULTON COUNTY, GEORGIA

I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/14

Notary Public

STATE OF TENNESSEE
NOTARY PUBLIC