BILL GARRETT, Davidson County
Trans:T20140019216 DEEDWARR
Recvd: 03/21/14 15:39 2 pgs
Fees:13.00 Taxes:388.50
20140321-0023616

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1059**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/17/2014,** by and between **Danny Michael Norman,** parties of the first part, and **Jerry Shrum, married,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 251 on the Plan of Haileywood Estates, Section --D, as of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 112.7 feet on the westerly side of Regent Drive and runs back 192.64 feet on the southerly line and 193.5 feet on the northerly line, to a dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Danny Michael Norman, by deed from Athlyne Norman in Instrument Number 20090325-0027050 , Register's Office for Davidson County, Tennessee

Vicki Lynn Norma Langer and her husband Walter Langer joins in to convey any and all interest in said property.

This conveyance is made subject to: All existing easements and restrictions of record.

Parcel ID # **146 15 0 017.00**
☒ Improved **5163 Regent Drive, Nashville, TN 37220**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her 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 he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, 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 of the day and year first above written.

Danny Michael Norman

Danny Michael Norman

Vicki Lynn Norma Langer

Vicki Lynn Norma Langer

Walter Langer

Walter Langer

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Danny Michael Norman and Vicki Lynn Norma Langer and Walter Langer** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 17th day of March, 2014..

Rebecca L. Garland

Notary Public

REBECCA L. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/8/17

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Owner's Name: **Jerry Shrum**

and Address: **5163 Regent Drive, Nashville, TN 37220**

Mail tax bills to: SAME

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$105,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kristal L Hughes

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 17th day of March, 2014..

Marie Collins

Notary Public

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My Commission Expires: 12-15-15