STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February, 2014.

Notary Public
MY COMMISSION EXPIRES: 8/16/14
File No. 14-8313D

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140020655 DEEDWARR
Recvd: 03/27/14 14:15 2 pgs
Fees:13.00 Taxes:277.13
20140327-0025439

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Gary Aiken, unmarried (NAME)	Same address as new owner (NAME)	18-16-29
108 Dorris Avenue (STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Roy Shrum, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Aiken, an unmarried man**, 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 parts of Lots Nos. 3 and 4 on the Map of CALLIE UTLEY LANDS in the 10th Civil District, not of record, and described as follows:

BEGINNING at an iron stake in the southerly margin of Dorris Avenue, 75 feet west of the Edd B. Young Property as conveyed by deed in Book 1644, Page 623, Register's Office for said County and in Book 2275, page 89, said Register's Office; thence South 18 degrees 30 minutes East 160 feet to an iron stake in an old fence line; thence along said fence line, South 81 degrees 30 minutes West 75 feet to an iron stake; thence North 18 degrees 30 minutes West 160 feet to an iron stake in the south margin of Dorris Avenue; thence with said Avenue North 81 degrees 30 minutes East 75 feet to the point of beginning.

BEING the same property conveyed to Roy Shrum from Michael Shrum and wife, Samantha Shrum, by Quit Claim Deed dated February 3, 2012, as Instrument No. 201202090011711, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Sanitary Sewer Easement as recorded in Book 4363, page 123, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 108 Dorris Avenue, Goodlettsville, TN 37072.

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. Whenever 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 28th day of February, 2014.

Roy Shrum

February 28, 2014
Date

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Shrum, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 28th day of February, 2014.

My Commission Expires: 9.22.16

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066