WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140026204 DEEDWARR
Recvd: 04/17/14 13:45 2 pgs
Fees: 13.00 Taxes: 451.40

20140417-0032366

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $122,000.00.

Affiant

Subscribed and sworn to before me this 7 day of April, 2014.

Notary Public
My Commission expires: (Affix Seal)

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires December 5, 2017

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
William B. Shook	Franklin Bank & Trust	083-05-0-066.00
1008 Chicamauga Av	PO Box 449	
Nashville, Tn 37206	Franklin, KY 42135	

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, **Barbara A. Sadler, widow**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William B. Shook, a single man** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 5 on the plan of Eastwood Addition, Block E, of record in Book 332, page 63, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to George H. Sadler and wife, Geraldine Sadler, by deed from Frances Perry Tomlin, Earl C. Perry and Lawrence T. Perry, on September 12, 1969, of record in Book 4365, page 11, Register's Office for Davidson County, Tennessee. And further conveyed to George H. Sadler and wife, Barbara A. Sadler by Quitclaim Deed from Geraldine Sadler on December 31, 1984, of record in Book 6468, page 974, said Register's Office. The said George H. Sadler having died leaving property to Barbara A. Sadler by right of survivorship.

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..
- Subject to all matters as shown on the Plan of record in Book 332, page 63, Register's Office Davidson County, Tennessee.

This is improved property known as: **1008 Chicamauga Avenue, Nashville, TN 37206**

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 April 7, 2014.

Barbara Sadler

Barbara Sadler

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Barbara A. Sadler** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 7, 2014

My commission expires 1.6.2015

Notary Public

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