WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140030062 DEEDWARR
Recvd: 05/02/14 08:24 2 pgs
Fees:13.00 Taxes:513.93

20140502-0037067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF APRIL 2014.

Notary Public

MY COMMISSION EXPIRES 7-22-14
(AFFIX SEAL)

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Anne Spangler and Aaron Gould	Churchill Mortgage Corporation	**11200-0-073.00 and 112-00-0-074.00**
(NAME)	(NAME)	
4125 Gourley Road	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Pegram, TN 37143	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, **Matthew C. Shuff and wife, Margaret Shuff and George W. Shuff, III and wife, Esther M. Shuff**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Emily Anne Spangler and Aaron Gould**, 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:

TRACT I

BEING LOT 5 OF A SURVEY DATED JANUARY 27, 1965, PREPARED BY S. H. HUTCHISON, SAID LOT BEING NO. 5 OF THIS UNRECORDED SURVEY.

BEGINNING AT A POINT IN THE CENTER LINE OF GOURLEY ROAD 340 FEET WEST OF THE NORTHWEST CORNER OF THE NAZARENE CHURCH PROPERTY, SAID POINT BEING THE NORTHEAST POINT OF SAID LOT NO. 5; THENCE LEAVING CENTER LINE OF GOURLEY ROAD SOUTH 34 DEG. 30'WEST 200 FEET TO A STAKE, THE SOUTHEAST CORNER OF LOT NO. 5; THENCE NORTH 66 DEG. WEST 100 FEET TO A STAKE, POPLAR POINTER; THENCE NORTH 34 DEG. 30' EAST 200 FEET TO A POINT IN THE CENTER LINE OF GOURLEY ROAD; THENCE SOUTH 66 DEG. EAST 100 FEET TO THE POINT OF BEGINNING,

TRACT II

BEING LOT NO. 6 OF AN UNRECORDED PLAN PREPARED BY S. H. HUTCHISON ON JANUARY 27, 1965.

SAID LOT NO. 6 BEGINS AT A POINT IN THE CENTER OF GOURLEY ROAD, SAID POINT BEING THE NORTHEAST CORNER OF BEN MCCUTCHEN; THENCE SOUTH 25 DEG. WEST 200 FEET TO AN IRON PIN, HICKORY AND ELM POINTERS IN BEN MCCUTCHEN' S EAST LINE; THENCE NORTH 72 DEG. EAS T 133 FEET ALONG H. B. JONES NORTHERLY LINE TO AN IRON STAKE; THENCE NORTH 34 DEG. 30' EAST 200 FEET ON A LINE BETWEEN LOTS 6 AND 5 TO A POINT ON THE CENTER LINE OF GOURLEY ROAD; THENCE NORTH 70 DEG. WEST 166.8 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MATTHEW C. SHUFF, UNMARRIED AND GEORGE W. SHUFF, III, MARRIED BY DEED DATED SEPTEMBER 11, 2002 FROM DOUGLAS RAY WILLIAMS AND WIFE, HELEN INEZ WILLIAMS OF RECORD IN INSTRUMENT NO. 20020913-0111847, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Margaret Shuff joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to Matthew C. Shuff.

Esther M. Shuff joins in this conveyance to relinquish any and all right, marital, homestead, or otherwise, which she may have in the herein described property by virtue of her marriage to George W. Shuff, III.

unimproved ☐

This is improved ☒ property, known as **4125 Gourley Road, Pegram, TN 37143**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 **29th day of April 2014.**

Matthew C. Shuff

George W. Shuff, III

Esther M. Shuff

Margaret Shuff

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared with **Matthew C. Shuff and Esther M. Shuff** whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April 2014.

Commission expires: May 8, 2017

I. Dyke Tatum — Notary Public

Before me, the undersigned, of State and County aforesaid, personally appeared **George W. Shuff, III and wife, Margaret Shuff** with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 29th day of April 2014.

Commission expires: May 8, 2017

I. Dyke Tatum — Notary Public