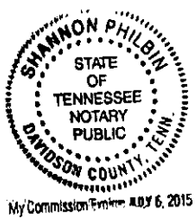
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Loran Michael Shallenberger Emily Kathryn Mitchell	NEW OWNER	05700002000
(NAME) 5402 Old Hickory Blvd	1112 Gartland Ave	
(ADDRESS) Ashland City, TN 37015	(ADDRESS) Nashville, TN 37206	
(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, **James Thomas John, Jr., married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Loran Michael Shallenberger and wife, Emily Kathryn Mitchell**, 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, commencing at a sycamore tree in Sulpher-Creek to B. F. Young's northwest corner in said Sulpher-Creek, thence with his north line East 43 1/2 poles to a pin oak and sourwood on the top of the ridge; thence North 53 1/2 degrees East 24 1/2 poles to an elm; thence North 84 degrees East 24 poles to an ash and hickory; thence South 75 degrees East 16 1/6 poles to a hickory; thence South 43 1/2 degrees East 16 poles to two small hickory trees; thence North 32 1/2 poles thence west 114 poles to the center of Sulpher Creek thence down the center of Sulpher Creek to the place of beginning containing 20 acres more or less.

Being the same property conveyed to Murray Norman Fuqua and wife, Betty Ann Fuqua by Warranty Deed dated 04/26/1965 from Lawrence Bell Fuqua of record in Book 3883, Page 972, Register's Office for Davidson County, Tennessee and further conveyed to James Thomas John, Jr., married by Warranty Deed dated 04/24/2014 from Betty Ann Fuqua, unmarried of record in Instrument 201404250034880, Register's Office for Davidson County, Tennessee.

The Grantor is married, but the above described property was never used as the primary residence.

Grantees are responsible for any and all "roll back" taxes as a result for said property being assessed in Greenbelt.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **5402 Old Hickory Blvd, Ashland City, TN 37015**

(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.

BILL GARRETT, Davidson County
Trans:T20140053783 DEEDWARR
Recvd: 07/25/14 09:12 2 pgs
Fees:13.00 Taxes:444.00
20140725-0066142

Witness my hand this 22nd day of July, 2014.

James Thomas John Jr.

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 James Thomas John Jr., the bargainor, 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 this 22ND DAY OF JULY, 2014.

Commission expires: 7/6/2015



Notary Public