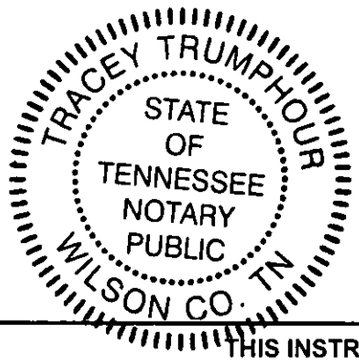
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $69,500.00

Carol Lynn Shenberger
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of September, 2014.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Carol Lynn Shenberger	Carol Lynn Shenberger	04100006206
(NAME)	(NAME)	
3147 Clydedale Drive	3998 Lawing Drive	
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043	Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry L. Morris, conservator for the Estate of Wayne D. Harbison**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Carol Lynn Shenberger, unmarried**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the Lands of K. J. Morris, deceased, of record in Book 57, Page 49, Register's Office for Davidson County, Tennessee, being shown as Tract "C" on a copy of a survey made by E. L. Miller, Jr. & Co., dated June 1, 1962, and according to said survey is described as follows:

Beginning at an iron pin in the westerly margin of Lawing Drive located northeasterly 155.0 feet, as measured with said margin, from a concrete monument at the northeasterly corner of Lot No. 18 on the Plan of Bell Knob Subdivision, of record in Book 2854, page 116, said Register's office, being the southeasterly corner of the property herein described; thence North 63 degrees 30 minutes West 161.2 feet to an iron pin; thence North 36 degrees 50 minutes East 150 feet to an iron pin in the southerly margin of Old Hickory Boulevard; thence with said margin, South 53 degrees 10 minutes East 128.0 feet to a concrete monument at the beginning of a curve having a radius of 25.2 feet; thence with said curve, southerly 39.3 feet to a concrete monument in the westerly margin of said Lawing Drive; thence, curving slightly with said margin, southwesterly 95.6 feet to the beginning.

Being the same property conveyed to Wayne D. Harbison, unmarried by Warranty Deed dated 06/08/1993 from James Bryan Lewis, Conservator for the Estate of Joseph D. Harbison d/k/a Joe Davis Harbison of record in Book 8975, Page 156, Register's Office for Davidson County, Tennessee. Terry L. Morris was appointed as Conservator of the said Wayne D. Harbison by Order To Appoint Conservator and authorized to sell property by Order to Sell Real Property, all evidenced in Probate No. 13P529, in the Probate Court for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 57, Page 49, No insurance is afforded as to the exact amount of acreage contained in the property described herein and Right-of-Way for Lawing Drive, as much as therein may lie.

BILL GARRETT, Davidson County
Trans: T20140069581 DEEDWARR
Recvd: 09/17/14 11:52 2 pgs
Fees: 13.00 Taxes: 257.15
20140917-0085292

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3998 Lawing Drive, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 my hand this 11th day of September, 2014.

Terry L. Morris, conservator for the Estate of Wayne D. Harbison

Terry L. Morris, conservator for the Estate of Wayne D. Harbison

State of Tennessee
County of Wilson

Personally appeared before me Terry L. Morris, conservator for the Estate of Wayne D. Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of September, 2014.

Tracey Trumphour

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122