BILL GARRETT, Davidson County
Trans:T20140086383 DEEDWARR
Recvd: 11/17/14 10:53 2 pgs
Fees:13.00 Taxes:1091.50
20141117-0105769

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Affiant

Subscribed and sworn to before me, this 14TH DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ian A. Shaw and Gina N. Nigrelli, both unmarried, as tenants in common with rights of survivorship	SWBC Mortgage Corporation (NAME)	06300011200
1610 Pawnee Trail (ADDRESS)	9311 San Pedro Avenue, Ste. 100 (ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Wanda Eldridge McMurtry and husband, Carl M. McMurtry, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ian A. Shaw and Gina N. Nigrelli, both unmarried, as tenants in common with rights of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A COPY OF A SURVEY MADE BY H. GEE, APRIL 4, 1967, AS FOLLOWS:

BEGINNING AT AN IRON PIN IN THE NORTHERLY MARGIN OF PAWNEE TRAIL LOCATED 1009.3 FEET, AS MEASURED WITH SAID MARGIN, FROM ITS INTERSECTION WITH THE NORTHEASTERLY MARGIN OF HUDSON ROAD; THENCE LEAVING SAID MARGIN, NORTH 23 DEG. 55' WEST 675 FEET TO AN IRON PIN; THENCE NORTH 64 DEG. 28' EAST 198 FEET TO AN IRON PIN; THENCE SOUTH 23 DEG. 55' EAST 651.5 FEET TO AN IRON PIN IN THE NORTHERLY MARGIN OF SAID PAWNEE TRAIL; THENCE WITH SAID MARGIN, SOUTH 57 DEG. 43' WEST 201 FEET TO THE BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO CARL M. MCMURTRY AND WIFE, WANDA ELDRIDGE MCMURTRY BY DEED FROM JAMES THOMAS DAVIS, SR., AND WIFE, RUTH B. DAVIS OF RECORD IN BOOK 4999, PAGE 792, SAID REGISTER'S OFFICE. AND FURTHER CONVEYED TO WANDA ELDRIDGE MCMURTRY BY QUITCLAIM DEED FROM CARL M. MCMURTRY, OF RECORD BY INSTRUMENT NO. 20000508-0045925, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

CARL M. MCMURTRY JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1610 Pawnee Trail, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 14th day of November, 2014.

Wanda Eldridge McMurtry

Carl M. McMurtry

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda Eldridge McMurtry and husband, Carl M. McMurtry, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of November, 2014.

Notary Public

My Commission Expires: 11-3-15



(SEAL)

RETURN TO:
Rudy Title
2012 21st Avenue South
Nashville, TN 37212