This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1284**

BILL GARRETT, Davidson County
Trans:T20140090902 DEEDWARR
Recvd: 12/04/14 12:37 2 pgs
Fees:13.00 Taxes:1054.50
20141204-0111245

WARRANTY DEED

THIS INDENTURE, made and entered into this **12/01/2014,** by and between **Jerry Shrum, married,** parties of the first part, and **James Grady Crosland Trust UA 09-03-1998, as trustee,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashivlle,** County of **Davidson,** State of **Tennessee,** to wit:

Being Lot No. 251 on the Plan of Haileywood Estates, Section – D, as of record in Book 3500, page 7, Register's Office for Davidson County, Tennessee.

Said Lot No. 251 fronts 112.7 feet on the westerly side of Regent Drive of Regent Drive and runs back 192.64 feet on the southerly line and 193.5 feet on the northerly line, to a dead line in the rear on which it measures 106.2 feet.

Being the same property conveyed to Jerry Shrum, married by deed from Danny Michael Norman, joined in by Vicki Lynn Norman Langer and her husband Walter Langer, dated 03/17/2014, of record in Instrument Number 20140321-0023616, Register's Office for Davidson County, Tennessee.

Seller acknowledges and confirms said property was never martial property.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # **146 15 0 017.00**
☒ Improved **5163 Regent Drive, Nashivlle, TN 37220**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Jerry Shrum

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Jerry Shrum** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 1st day of December, 2014..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: **James Grady Crosland Trust UA 09-03-1998**

and Address: **5163 Regent Drive, Nashivlle, TN 37220**

Mail tax bills to: 8 Portland Road, Little Rock, AR 72212

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$285,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 1st day of December, 2014..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY