BILL GARRETT, Davidson County
Trans:T20140096457 DEEDWARR
Recvd: 12/26/14 11:01 2 pgs
Fees:13.00 Taxes:682.65
20141226-0117911

RHONDA D. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $184,500.00

Affiant

Subscribed and sworn to before me, this 19th day of December, 2014.

Notary Public

My commission expires: 5-20-17

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
640 BROADMOR BLVD., STE. 100
MURFREESBORO, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
PATSY J. JOHNSON	**PATSY J. JOHNSON**	**164100A22700CO**
517 STARDALE WAY	**517 STARDALE WAY**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

FOR AND IN 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 ACKNOWLEDGE, WE,

JESSE SHUEMAKE and TARA SHUEMAKE, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

PATSY J. JOHNSON

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, BEING ALL OF LOT NO. 148, ON THE FINAL PLAT, VILLAGE FOUR, SUMMERFIELD, "A CLUSTER LOT SUBDIVISION", AS SHOWN BY PLAT APPEARING OF RECORD IN INSTRUMENT NO. 20030401-0042979, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE COMPLETE DETAILS OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JESSE SHUMAKE and TARA SHUMAKE, husband and wife, BY WARRANTY DEED FROM SOUTHERN HOME BUILDERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 01/27/2005 AND RECORDED ON 01/31/2005 IN INSTRUMENT NUMBER 20050131-0010971, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 517 STARDALE WAY, ANTIOCH, TN 37013.

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 in 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 my/our hand(s) this 19th day of December, 2014.

JESSE ~~SHUMAKE~~ Shuemake J.A.

TARA ~~SHUMAKE~~ Shuemake TS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Shuemake Shuemake

Personally appeared before me, a Notary Public of said County and State, JESSE ~~SHUMAKE~~ and TARA ~~SHUMAKE~~, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of December, 2014.

Notary Public

My Commission Expires: 1/26/15

LELAND L. COLEMAN JR. STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY