BILL GARRETT, Davidson County
Trans:T20150007853 DEEDWARR
Recvd: 02/02/15 09:42 2 pgs
Fees:13.00 Taxes:144.30
20150202-0009274

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner KMT

The actual consideration or value, whichever is greater, for this transfer is $39,000.00

Affiant

Subscribed and sworn to before me, this ~~29th~~ 30th KMT day of January, 2015.

Notary Public

My commission expires: SEP 2 0 2016

KRISTEN M. FRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARIA LOZA	NEW OWNER	04307001300
308 SCALF DR	218 Duling Ave	
MADISON, TN 37115	Madison, TN 37115	

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,

JERRY SHRUM and wife, JOYCE SHRUM

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

MARIA LOZA

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 Lot No. 154 of an unrecorded plan in Block 13 of a recorded plan known as Anderson Estates of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Said lot begins at a point in the easterly margin of Scalf Drive, 210 feet from a monument on the northeast corner of Scalf Drive and Roosevelt Drive; thence eastwardly 165.4 feet between the common lines of Lots Nos. 154 and 155 to a point at the common corner of Lots Nos. 154, 155, 126 and 128; thence northwardly 50 feet between the common lines of Lots Nos. 128 and 154 to a point at the common corner of Lots Nos. 218, 129, 153 and 154; thence westwardly 166 feet between the common lines of Lots Nos. 153 and 154 to a point in the easterly margin of Scalf Drive; thence southwardly 55 feet along said margin to the point of beginning.

BEING THE SAME PROPERTY CONVEYED TO JERRY SHRUM and wife, JOYCE SHRUM, BY WARRANTY DEED FROM SHERRY REED STENERSON AND JOHN HENRY REED AND WANDA MISCHELLE REED AND JENNIFER REED, HEIRS-AT-LAW OF HENRY REED, JR. AND SHERRY REED STENERSON AS EXECUTRIX OF THE ESTATE OF MARY FRANCES REED, DECEASED, DATED 10/27/2005 AND RECORDED ON 10/28/2005 IN INSTRUMENT NUMBER 20051028-0130714, 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 308 SCALF DR, MADISON, TN 37115.

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 29th day of January, 2015.

JERRY SHRUM

JOYCE SHRUM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, JERRY SHRUM and JOYCE SHRUM, 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 29th day of January, 2015.

Notary Public

My Commission Expires: 1/26/18

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