BILL GARRETT, Davidson County
Trans:T20150043513 DEEDWARR
Recvd: 06/03/15 12:58 2 pgs
Fees:13.00 Taxes:321.90
20150603-0051808

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Cynthia D. Lepley & Terri Jo Ballentine
236 Myatt Drive
Madison, TN 37115

SEND TAX BILL TO:

MAP/PARCEL 043-11-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Velma L. Bishop, a single person, has** this day bargained and sold, and does hereby transfer and convey unto **Cynthia D. Lepley, a single woman and Terri Jo Ballentine, a single woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the unrecorded plat of a subdivision of Tract VIII of the Anderson Estates, Section I, as of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.

SAID Lot No. 35 fronts 65 feet on the westerly margin of Myatt Drive and runs back between parallel lines 126 feet to a line in the rear which measures 65 feet.

INCLUDED in the above description, but expressly EXCLUDED therefrom is the following described tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by Deed from James A. Carney and wife, Edith A. Carney, of record in Book 4376, Page 307, Register's Office for said County, as follows:

BEGINNING at a point in the present Westerly right-of-way line of Myatt Drive at the Southeast corner of the Carney Lands; thence Westerly along the Southerly line of the Carney Lands, 10 feet to the new proposed westerly right-of-way line of Myatt Drive; thence Northerly along the new proposed right-of-line of Myatt Drive, 65 feet to a point in the Northerly property line of the Carney Lands; thence Easterly along the Northerly property line of the Carney Lands, 10 feet to Carney's Northeast corner; the same being in the present Westerly right-of-way line of Myatt Drive; thence Southerly along the present right-of-way line of Myatt Drive, 65 feet to the point of BEGINNING, and containing 650 square feet.

Being the same property conveyed to D. Steve Bishop and wife, Velma L. Bishop, by Warranty Deed from Barry Dickens, unmarried, of record in Book 7580, Page 427, Register's Office for Davidson County, Tennessee, dated June 15, 1988, and recorded on June 22, 1988, as corrected by Correction Deed (to correct the name D. Steve Bishop to O. Steve Bishop) dated June 19,2013, and recorded June 26, 2013, of record in Instrument Number 20130626-0065542, Register's Office for Davidson County,Tennessee. O. Steve Bishop now being deceased therefore Velma L. Bishop hold title as tenant by the entirety.

This is improved property known as: **236 Myatt Drive, Madison, Tennessee 37115.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be

prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1130, page 37, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 27th day of May, 2015.

Velma L. Bishop

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Velma L. Bishop,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27th day of May, 2015.

NOTARY PUBLIC

JERI HOOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/24/16

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $87,000.00.

AFFIANT

Subscribed and sworn to before me this the 27th day of May, 2015.

NOTARY PUBLIC

My Commission Expires: 1-6-19

STATE OF TENNESSEE NOTARY PUBLIC

File No: 158158