BILL GARRETT, Davidson County
Trans:T20150055755 DEEDWARR
Recvd: 07/09/15 15:50 2 pgs
Fees:13.00 Taxes:592.00
20150709-0066962

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0735

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of June, 2015

Notary Public
Commission Expires: 1/18/16

Address of New Owner	Send Tax Bills To:	Map & Parcel
Jerry L. Shultz 3117 Earhart Road Hermitage, TN 37076	Huntington National Bank 7575 Huntington Park Dr Columus, OH 43235	098-00-0-089.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

James R. Jones and wife, Donna C. Jones

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jerry L. Shultz and Patricia L. Shultz, husband and wife

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:

Being a tract of land in the 4th Civil District of Davidson County, Tennessee. Also being the southerly part of Lot No. 6 of a part of the land conveyed to A T. Jacobs, et ux, from Thomas Sanders, et al, in Deed Book 2797, page 253, Register's Office for Davidson County, Tennessee.

BEGINNING at a highway monument on the new right-of-way on the north side of Earhart Road, also being 17.2 feet north of the southwest corner of Lot No. 5, A.T. Jacobs' Land; thence North 79 degrees, 12 minutes West 41.45 feet to an iron pin being the beginning of a curve in Earhart Road; thence with said curve with a radius of 152.86 feet, 225.8 feet to a monument in the East right-of-way of Earhart Road; thence South 81 degrees 00 minutes East 5.0 feet to a highway monument in the East right-of-way of Earhart Road; thence North 5 degrees 15 minutes East 68.0 feet to an iron pin in the East right-of-way of Earhart Road being 217.1 feet South of right-of-way Interstate I-40; thence leaving Earhart Road South 82 degrees 30 minutes East 175.85 feet to an iron pin in the West line of Lot No. 5 of A.T. Jacobs Land; thence with said Lot No. 5 South 5 degrees 15 minutes West 216.45 feet to a highway monument also being the point of beginning.

BEING the same property conveyed to James R. Jones and wife, Donna C. Jones, by Warranty Deed from Jeffrey S. Tayes, Executor for the Estate of Sarah Carmene Eakes, dated 6/13/14 and recorded 6/16/14 in Instrument No. 20140616-0052148, in the Register's Office of Davidson County, Tennessee. Raymond E. Eakes, spouse of Carmene Eakes died February 15, 2004. The said Carmene Eakes having since died August 28, 2013. By Will of Carmene Eakes filed September 4, 2013, in the Probate Court for Davidson County, Tennessee, Case No. 13P-1467, Jeffrey S. Tayes was appointed Executor. The said Carmene Eakes is one and the same person as Sarah Carmene Eakes.

Being the same property previously conveyed to Raymond R. Eakes and wife, Carmene Eakes, by Warranty Deed from Mark D. Pionke and wife, Joan R. Pionke, dated 1/30/87

and recorded 2/2/87 in Book 7123, Page 948, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3117 Earhart Road, Hermitage, TN 37076.

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 so 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 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of June, 2015.

James R. Jones

Donna C. Jones

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James R. Jones and wife Donna C. Jones** 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 and official seal at Brentwood, Tennessee this 25th day of June, 2015.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Notary Public
My Commission Expires: 1/18/16

(Notary Seal)