BILL GARRETT, Davidson County
Trans:T20150058506 DEEDWARR
Recvd: 07/17/15 14:30 2 pgs
Fees:13.00 Taxes:453.25
20150717-0070211

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $122,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2015.

Notary Public:
My Commission Expires: 10/18/16

DEVON J. SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 700 Johnny Cash Parkway, Hendersonville, TN 37075

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
H.J. Shewmake, Jr. 579 Neelys Bend Road Madison, TN 37115	New Owner	05202027600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **William L. Presley, Jr. an unmarried man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **H.J. Shewmake, Jr., unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 5 and 6, of Block A, on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to William L. Presley, Jr., an unmarried person, by Special Warranty Deed from GreenBank, dated June 29, 2010 and recorded July 2, 2010 in Instrument No. 20100702-0052097, Register's Office for Davidson County, Tennessee.

This property is subject to:

Property taxes for the year 2015; a lien not yet due and payable. Grantees will be responsible for payment of said taxes.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 1130, Page 85, Register's Office for Register's Office for Davidson County, Tennessee.

TVA Easement set forth in the instrument recorded in Book 1149, Page 529, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 579 Neelys Bend Road, 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 Grantee. Grantor covenants with said Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to

warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of July, 2015.

William L. Presley, Jr.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named William L. Presley, Jr., the bargainor(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 and official seal, this 15th day of July, 2015.

Notary Public: Devon J. Sutherland
Commission Expires: 10/18/16

