THIS INSTRUMENT PREPARED BY:
HAYNES, FREEMAN & BRACEY, PLC
140 North Main Street
P. O. Box 527
Goodlettsville, Tennessee 37070

BILL GARRETT, Davidson County
Trans:T20150068848 DEEDWARR
Recvd: 08/17/15 10:31 2 pgs
Fees:13.00 Taxes:240.50
20150817-0082258

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map- Parcel No.
CHRIS A. GWALTNEY GWEN A. GWALTNEY 1210 Chapel Avenue Nashville, TN 37206	(Same)	028-00-0-114.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, **SHALEEN MCCORMICK AND HUSBAND, ALEXANDER ROGERS,** have this day bargained and sold, and do hereby transfer and convey unto the said **CHRIS A. GWALTNEY AND WIFE, GWEN A. GWALTNEY,** their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND IN THE 14TH CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE, AND BEING TRACT NO. 1 ON THE PLAN OF THE PAUL L. HICKS PROPERTY, NOT OF RECORD, AND SHOWN ON A SURVEY BY HAROLD H. COLE, DATED MAY 2, 1972, AS FOLLOWS: BEGINNING AT A POINT IN THE LITTLE MARROWBONE LAKE ROAD, SAID POINT BEING A CORNER TO CARSIE D. MUNDY; THENCE WITH THE LINE OF SAID CARSIE D. MUNDAY, NORTH 89 DEGREES 00 MINUTES EAST 1,346.5 FEET TO A POINT IN THE LINE OF LEE KRANTZ PROPERTY, SAID PROPERTY BEING OF RECORD IN BOOK 0476, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF LEE KRANTZ PROPERTY, SOUTH 2 DEGREES WEST 353.3 FEET TO AN IRON PIN, A CORNER TO BLANKENSHIP; THENCE WITH THE LINE OF SAID BLANKENSHIP SOUTH 88 DEGREES 30 MINUTES WEST 876.05 FEET; THENCE NORTH 1 DEGREE 30 MINUTES WEST 200 FEET; THENCE NORTH 88 DEGREES 30 MINUTES WEST 578.0 FEET TO THE MARGIN OF SAID ROAD; THENCE WITH THE MARGIN OF SAID ROAD NORTH 24 DEGREES 05 MINUTES EAST 176.3 FEET TO THE BEGINNING, CONTAINING 8.97 ACRES MORE OR LESS.

Being the same property conveyed to SHALEEN MCCORMICK AND HUSBAND, ALEXANDER ROGERS, by deed from WILLIAM WAYNE BROWN AND WIFE, BETTY J. BROWN, of record in Instrument No. 20120620-0053849, dated June 18, 2012, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $65,000.00.
Subscribed and sworn to before me,
this 28 of July, 2015.
My Commission Expires: 01/11/2017

Affiant

Notary Public

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This is unimproved property located at 6040 Marrowbone Lake Road, Joelton, Davidson County, Tennessee 37080.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28 day of July, 2015.

SHALEEN MCCORMICK

ALEXANDER ROGERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Russell E Freeman a Notary Public in and for said County and State, **SHALEEN MCCORMICK and ALEXANDER ROGERS,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 28 day of July, 2015.

RUSSELL E. FREEMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

NOTARY PUBLIC

My Commission Expires: 01/11/2017