WARRANTY DEED

BRITTANY GOINS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Jennifer Crowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015

Brittany Goins
Notary Public

MY COMMISSION EXPIRES: 4-17-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Beverly Gearlds, a single woman	New Owner	33-16-129
(NAME)	(NAME)	
229 Slayton Drive		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151451

For and 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, Edward C. Klinger, Individually and Edward Charles Klinger, Executor of the Estate of Dorothy M. Shell, deceased , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Beverly Gearlds, a single woman, 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. 80 on the Plan of Primrose Meadows, Section II, of record in Book 4860, page 105, Register's Office for said County.

Said Lot No. 80 fronts 98.00 feet on the southwesterly margin of Slayton Drive and extends back between parallel lines, 120.0 feet to a dead line in the rear measuring 98.0 feet thereon.

Being the same property conveyed to Melvin G. Shell and wife, Dorothy M. Shell by deed from Edward D. Morris and wife, Elsa S. Morris, dated March 20, 1989, of record in Book 7798, page 344, Register's Office for Davidson County, Tennessee. Pursuant to Final Decree of Divorce of record in Book 8478, page 359 and Book 8584, page 60, Register's Office for said County, the interest of Melvin G. Shell was divested out of him and vested in Dorothy M. Shell. The subject property was further conveyed to Nathaniel H. Koenig by deed from Dorothy M. Shell, dated February 17, 1995, of record in Book 9603, page 514, Register's Office for said County. The subject property was further conveyed to Dorothy M. Shell by deed from Nathaniel H. Koenig, dated February 13, 1995, of record in Book 9605, page 965, Register's Office for said County. The said Dorothy M. Shell having since died on May 18, 2015 and by her Will of record in Docket No. 15P-1075, Davidson County Probate Court Clerk's Office, the subject property was devised to Edward C. Klinger.

The said Edward Charles Klinger, Executor joins in this conveyance for the purpose of conveying any interest that he may have in said land.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 4860, page 105, Register's Office for said County; and (b) Restrictions of record in Book 5039, page 481, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 229 Slayton Drive, Madison, TN 37115
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20150076221 DEEDWARR
Recvd: 09/08/15 12:41 2 pgs
Fees:13.00 Taxes:536.50
20150908-0091056

Witness my hand this 4th day of September, 2015

Edward C. Klinger

Edward C. Klinger, Individually

Edward Charles Klinger Executor

Edward Charles Klinger, Executor

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward C. Klinger, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Witness my hand, at office, this 4th of September, 2015.

Connie L. Timbs

Notary Public
My Commission Expires: 2-4-2019

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Edward Charles Klinger, Executor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th of September, 2015.

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Connie L. Timbs

Notary Public
My Commission Expires: 2-4-2019