BILL GARRETT, Davidson County
Trans:T20150102702 DEEDWARR
Recvd: 12/04/15 11:05 2 pgs
Fees:13.00 Taxes:458.80
20151204-0122358

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $124,000.00

Affiant

Subscribed and sworn to before me, this 30th day of November, 2015.

Notary Public

My commission expires: 8.22.18

TISHA HENDRIXSON NOTARY PUBLIC TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Marie F. Mann **Ali Nicole Hendrix**	Same	**04306030200**
210 Becklea Dr		
Madison, TN 37115		

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 ACKNOWLEDGE, WE,

Jerry L. Shrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marie F. Mann and Ali Nicole Hendrix

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. 207 on the Plan of Madison Park, Section 8, as of record in Book 4300, page 117, Register's Office for said County.

Said Lot fronts 62.5 feet on the northerly margin of Becklea Drive and runs back 146.3 feet on the easterly line and 163.2 feet on the westerly line to a dead line in the rear on which it measures 64.7 feet.

Being the same property conveyed to Jerry L. Shrum by Trustee's Deed from Robert H. Waldschmidt, Trustee in Bankruptcy for Mary Bice Lavender dated 07/23/14 and recorded on 07/25/14 in Instrument No. 20140725-0066188, said Register's Office for said county. Joyce Shrum joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 210 Becklea Dr, 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 GRANTEES, their heirs and assigns forever; and we do 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 in 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 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 my/our hand(s) this 30th day of November, 2015.

Jerry L. Shrum

Joyce Shrum

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jerry L. Shrum and Joyce Shrum, the within named Grantor(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, at office, this 30th day of November, 2015.

Notary Public

My Commission Expires:

