WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

Deanie L. Gregory
State of Tennessee
Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of December, 2015.

Notary Public

MY COMMISSION EXPIRES: January 09, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 Madison Street
Madison, TN 37115

BILL GARRETT, Davidson County
Trans:T20150105638 DEEDWARR
Recvd: 12/15/15 09:44 2 pgs
Fees:13.00 Taxes:222.00

20151215-0125829

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jerry Shrum	Jerry Shrum	
(NAME)	(NAME)	
709 N. DuPont Ave.	709 N. DuPont Ave.	06101000300
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, OLIVER H. DALE, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY SHRUM AND WIFE, JOYCE SHRUM, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract of parcel of land located in Davidson County, Tennessee and described as follows to wit:

Land in the 12th, formerly 17th Civil District of Davison County, Tennessee, being a part of Lot. No 1 on the Plan of the Subdivision of the lands of William Phillips, as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the northerly margin of Maplewood Lane said point being 343.7 feet from the northwesterly corner of the intersection of Maplewood Lane with Walton Lane; thence north 6 degrees 25 ' East 250 feet to a point ; thence North 83 degrees 35' West 90 feet to a point; thence South 6 degrees 25' West 250 to a point in the northerly margin of Maplewood Lane; thence South 83 degrees 35' East 90 feet to the point of beginning.

Being the same property conveyed to Oliver H. Dale by Successor Trustee's Deed dated September 16, 2010 from Wayne Crim, Successor Trustee, which deed is of record as Instrument No. 20101004-0079054 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO ALL MATTERS SET FORTH ON THE PLAN OF THE SUBDIVISION OF THE LANDS OF WILLIAM PHILLIPS, OF RECORD IN BOOK 57, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO AGREEMENT FOR DEDICATION OF EASEMENT FOR SEWERS AND/OR STORM DRAINAGE TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE IN BOOK 5644, PAGE 684, SAID REGISTER'S OFFICE.

THE PROPERTY DESCRIBED HEREIN IS NOT THE PRINCIPAL RESIDENCE OF THE ABOVE NAMED GRANTOR.

unimproved ☐

This is improved ☑ property, known as 229 Maplewood Tr, Nashville, TN 37209
(House Number) (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 GRANTEE, their heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 do further covenant and bind myself, my, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this ~~9th~~ 11th day of December, 2015.

Oliver H Dale

STATE OF GEORGIA

COUNTY OF Forsyth

On this 11th day of December, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Oliver H Dale**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
11-19-17

Notary Public

DARLEY FULLER
NOTARY PUBLIC
FORSYTH COUNTY, GEORGIA
MY COMMISSION EXPIRES 11-19-2017

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115