BILL GARRETT, Davidson County
Trans:T20160003675 DEEDWARRSP
Recvd: 01/14/16 12:42 4 pgs
Fees:23.00 Taxes:152.66
20160114-0004015

This Instrument Prepared By:

Dan E. Huffstutter
McLemore & Rollins
1211 Sixteenth Avenue South
Nashville, TN 37212
(615) 242-2000

SPECIAL WARRANTY DEED

This Deed, executed as of the 27th day of August, 2010, at Nashville, Davidson County, Tennessee by Peggy Warren, Grantor, to John J. Shacklett, Grantee.

Know All Men By These Presents that Peggy Warren, a married woman, has bargained and sold and hereby convey and quitclaim unto John J. Shacklett her twenty percent (20%) undivided interest in the following parcels:

Parcel One being a certain parcel of land in 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 20 on the Plan of Sadler Place, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee more particularly described as follows:

Said part of of said Lot No. 20 fronts 50 feet on the northerly side of Glenrose Avenue, or Mill Creek Road, and runs back 69 feet on the easterly line with the westerly margin of an alley and 73 feet, more or less, on the westerly line, to the southernly line of Lot No0. 19, measuring 50 feet thereon.

Being the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record as instrument number 20100806-0062203, Register's Office for Davidson County, Tennessee.

This is improved real property known as 294 Glenrose Avenue, Nashville, TN.

Parcel Two being a part of Lot No. 20 on the Plan of Sadler Place, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee more particularly described as follows:

Said lot begins at an iron pin in the northerly margin of Glenrose Avenue, 120.2 feet east of the easterly margin of Oakland Avenue; thence in a northerly direction with the easterly boundary of the property conveyed by Lillie L. Pratt to the Tennessee Property Company by deed dated February 8,

1952, 80 feet, more or less, to the southerly boundary of Lot No. 19 on said Plan of Sadler Place; thence in a westerly direction along the southerly boundary of said Lot No. 19, 43 feet, more or less, to an iron pin, which is 71.4 feet eastwardly from the easterly margin of Oakland Avenue; thence in a southerly direction on a straight line, 83 feet, more or less, to an iron pin in the said northerly margin of Glenrose Avenue; thence in a easterly direction with the said northerly margin of Glenrose Avenue, 47.06 feet to the point of beginning, containing 3,872 sq. feet, more or less.

Being the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record as instrument number 20100806-0062204, Register's Office for Davidson County, Tennessee.

This is improved real property known as 296 Glenrose Avenue, Nashville, TN.

Parcel Three being a part of Lot No. 20 on the Plan of Sadler Place, recorded in Book 232, page 31, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning on the northerly margin of Glenrose Avenue, formerly Mill Creek Road, at the southwest corner of the property conveyed to C. T. Chumley, Sr. and wife, Levie W. Chumley by deed from Nashville, Chattanooga and St. Louis Railway, of record in Book 2040, page 281, said Register's Office; thence with Chumley's westerly line northwardly 83 feet, more or less, to an iron pin in the southerly line of Lot No. 19 on said plan; thence with the southerly line of said lot westwardly 71.4 feet to an iron pin in the easterly margin of Oakland Avenue; thence with said Avenue southwardly 110.7 feet to the northerly margin of Glenrose Avenue; thence with said Avenue eastwardly 73.14 feet to the point of beginning.

Being the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record as instrument number 20100806-0062205, Register's Office for Davidson County, Tennessee.

This is improved real property known as 298 Glenrose Avenue, Nashville, TN.

Parcel Four being a certain parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 19 on the plan of Sadler Place, as of record in Book 332, page 31, Register's Office for Davidson County, Tennessee. Said Lot No. 19 fronts 50 feet on the easterly side of Oakland Avenue and extends back between parallel lines 165 feet to an alley.

Being the same property conveyed to Thomas P. Shacklett, John J. Shacklett, Robert S. Shacklett, Mary Ann Shacklett and Peggy Warren of record as instrument number 20100806-006220, Register's Office for Davidson County, Tennessee.

This is improved real property known as 2152 Oakland Avenue, Nashville, TN.

That Grantor covenants that she is lawfully seized and possessed of said real estate and that same is unencumbered and has a perfect right to convey such real estate and will forever warrant and defend the title unto Grantee and to his successors and assigns against all lawful claims and will give possession of said property with Deed, but this Special Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantor herein and does not extend to any pervious time thereto.

In Witness Whereof, Grantor has executed this Deed as of the date and at the place first above written.

Peggy Warren

Peggy Warren

Fred W. Warren, husband of Peggy Warren, for the purpose of conveying any martial interest he may have as the spouse of Peggy Warren, does hereby join in this conveyance and transfer and convey unto Grantee any and all interest he may have in said real estate.

Fred W Warren

Fred W. Warren

State of Tennessee)
County of Davidson)

Before me, Karen Boone, of the state and county aforesaid, personally appeared, **Peggy Warren**, with whom I am personally acquainted, and whom, upon oath, acknowledged that herself to be the within-named bargainor and that she executed the foregoing instrument for the purpose therein.

Witness my hand and seal at office in Nashville, Tennessee, this ____ day of August, 2010.

Janice Boone
Notary Public

My Commission Expires:
8-22-2011

State of Tennessee)
County of Davidson)

Before me, Janice Boone, of the state and county aforesaid, personally appeared, **Fred W. Warren**, with whom I am personally acquainted, and whom, upon oath, acknowledged that he executed the foregoing instrument.

Witness my hand and seal at office in Nashville, Tennessee, this 27th day of August, 2010.

Janice Boone
Notary Public

JANICE BOONE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
8-22-2011

Name and Address of Property Owner:	**Person or Entity Responsible For Payment of Property Taxes:**	**Map & Parcel Numbers:**
John J. Shacklett, et.al. 337 Barrett Rd. Nashville, TN 37211	John J. Shacklett, et. al. 337 Barrett Rd. Nashville, TN 37211	11901000800 11901000700 11901000600 11901000500

State of Tennessee)
County of Davidson)

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is Forty-One Thousand Two Hundred Sixty Dollars ($41,260.00), which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John J. Shacklett
John J. Shacklett, Affiant

Sworn to and subscribed before me this day 30th of August, 2010.

Nancy Bowen
Notary Public

NANCY BOWEN STATE ... NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
October 23, 2012