BILL GARRETT, Davidson County
Trans:T20160015807 DEEDWARR
Recvd: 02/26/16 09:47 2 pgs
Fees:13.00 Taxes:518.00
20160226-0018337

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $140,000.00

Affiant

Subscribed and sworn to before me, this 19th day of February, 2016.

Notary Public

My commission expires: 12.18.2017

REBECCA MOSS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

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:
Sacramento Properties, LLC	NEW OWNER	**05207002800**
632 Larkin Springs Road		
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 and wife, Joyce A. Shrum

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

Sacramento Properties, LLC

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 the 11th Civil District of Davidson County, Tennessee, being Lot no. 1 in Block "A" on the unrecorded map of Home Acres, a revision of the First Subdivision of Home Acres, as subdivided by Blanchard and Parrish, Engineers, described as follows: Beginning at a point on the Northerly margin of Neely's Bend Road, at the common corner of Lots 1 and 2 in said block, thence with the line between said lots, northerly 275 feet to the South line of Lot 32, thence with the line between Lots 1 and 32, Easterly, 103.2 feet to the westerly margin of Larkin Springs Road, thence with the margin of the said road Southerly, 245.2 feet to the beginning of a curve, thence with said curve Southwesterly 37.5 feet to the Northerly margin of Neely's Bend Road, thence with the margin of said road Westerly 68.2 feet to the beginning.

Being the same property conveyed to Jerry L. Shrum and wife, Joyce A. Shrum from Lisa R. Green and husband, Stevie Joe Green and Charles R. Moore, unmarried, by Warranty Deed dated October 29, 1998 and of record in Book 11178, page 874, Register's Office for Davidson County, Tennessee.

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 632 Larkin Springs Road, 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 19th day of February, 2016.

Jerry L. Shrum

Joyce A. Shrum

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jerry L. Shrum and Joyce A. 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 19th day of February, 2016.

Notary Public

My Commission Expires: 12/28/19

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY

Please Record and Return To:
SIGNATURE TITLE SERVICES, LLC
1517 Hunt Club Blvd.
Ste 200
Gallatin, TN 37066