BILL GARRETT, Davidson County
Trans:T20160031967 DEEDWARR
Recvd: 04/19/16 12:39 2 pgs
Fees:13.00 Taxes:569.43
20160419-0037751

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,900.00

Affiant

Subscribed and sworn to before me, this 12TH DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/6/18

(AFFIX SEAL)

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Karen A. Margieson and David T. Margieson, wife and husband | Origin Bank (NAME) | 052010C00800CO |
| 821 Neely Chase Drive (ADDRESS) | 1800 Hudson Lane, Ste 2A (ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | Monroe LA 71201 (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Beulah M. Shumate, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Karen A. Margieson and David T. Margieson, wife and husband, hereinafter called the Grantees, their heirs and assigns, that 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. 8 ON THE PLAN OF NEELY'S CHASE, OF RECORD IN BOOK 7900, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DONALD SNELL AND WIFE, HELEN R. SNELL BY DEED FROM NEELY'S CHASE PARTNERS OF RECORD IN BOOK 8333, PAGE 778, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AFFIDAVITS OF HEIRSHIP RECORDED IN INSTRUMENT NO. 20140610-0050327 AND 20140610-0050328, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SHOW DONALD SNELL PREDECEASED HELEN R. SNELL AND HELEN R. SNELL A/K/A HELEN RUTH SNELL DIED INTESTATE AND SURVIVED BY HER SURVIVING HEIRS AT LAW LYNN PERVALLO, KATHRYN MORGAN, LINDA MORGAN BOONE, WALTER HENRY MORGAN, III, FORREST MOODY MORGAN AND BEULAH M. SHUMATE. KATHRYN LEE MORGAN HAVING CONVEYED HER INTEREST TO BEULAH M. SHUMATE BY DEED RECORDED IN INSTRUMENT NO. 20140610-0050329, FORREST MOODY MORGAN AND WALTER HENRY MORGAN, III, HAVING CONVEYED THEIR INTEREST TO BEULAH M. SHUMATE BY DEED RECORDED IN INSTRUMENT NO. 20140610-0050330, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LINDA ANN BOONE HAVING CONVEYED HER INTEREST TO BEULAH M. SHUMATE BY DEED RECORDED IN INSTRUMENT NO. 20140610-0050331,REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, HELEN LYNN COLUMBA PIERVALLO HAVING CONVEYED HER INTEREST TO BEULAH M. SHUMATE BY DEED OF RECORD IN INSTRUMENT NO. 20140610-0050332, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THEREFORE, VESTING A FULL INTEREST IN BEULAH M. SHUMATE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

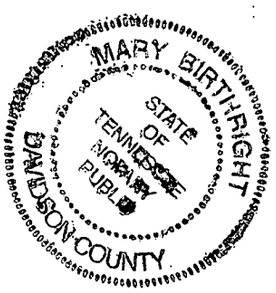
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 821 Neely Chase Dr., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

## WARRANTY DEED
(Continued)

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 is 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 12th day of April, 2016.




Beulah M. Shumate
Beulah M. Shumate

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Beulah M. Shumate, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th day of April, 2016.

Mary Birthright
Notary Public

My Commission Expires: 08-20-19

(SEAL)

**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072