THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,400.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF MAY, 2016. Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

DAVIDSON COUNTY, TENNESSEE P. J. MOORE STATE OF TENNESSEE NOTARY PUBLIC

BILL GARRETT, Davidson County
Trans:T20160044315 DEEDWARR
Recvd: 05/26/16 08:35 2 pgs
Fees:13.00 Taxes:23.68
20160526-0052904

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Foreman	NEW OWNER	
371 Forrest Valley Drive		11400026800
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **Anne B. Shacklett, a widow,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **John Foreman and Christopher D. Corby, tenants in common,**

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:

Being land in the 8th Civil District of Nashville-Davidson County, Tennessee, and described as follows:

Beginning at the westerly most corner of Lot No. 51 on the Plan Thousand Oaks Estates. as of record in Book 3700, page 82, 83, R.O.D.C.; thence with the line of said subdivision S 3\'b0 57' W 355.90 feet to a point in the rear line of Lot No. 47; thence S 28\'b0 00' W 134.00 feet to a point, the corner of Lots 47 and 45; thence S 55\'b0 50' W 250.0 feet to a point in the rear line of Lot No. 43; thence N 54\'b0 34' 55" W 325.85 feet to a point; thence N 46\'b0 02' 18" E 680.12 feet to a point; thence S 46\'b0 07' E 84.65 feet to the beginning, containing 4.36 acres.

This property is completely landlocked by adjoining parcels of land and lacks deeded easement agreements with adjacent landowners, their successors and or assigns, providing ingress and egress rights in relation to the property described herein.

Being the same property conveyed to Thomas L. Schacklett and wife, Anne B. Shacklett by warranty deed from Howard M. Marchant, E. J. Preston, Harry J. Blackman, Edward J. Shea and A.B. Pearson of record in Book 4874, page 886, Register's Office for Davidson County, Tennessee, dated 11/23/1974 and recorded on 12/03/1974. Thomas L. Shacklett being one and the same person as Thomas L. Shacklett died on June 18, 2014, leaving Anne B. Shacklett as the surviving tenant by the entirety.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **UN**IMPROVED property known as **Map/Parcel 11400026800 located on Charlotte Pike, Nashville, TN 37209.**

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 hand this the 18 day of May, 2016.

x Anne B. Shacklett

Anne B. Shacklett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Anne B. Shacklett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 18 day of May, 2016.

My Commission expires: March 3, 2020

Notary Public

