Davidson County	DEEDWARR
Recvd: 10/25/16 11:55	2 pgs
Fees:13.00 Taxes:2479.00	
20161025-0112706	

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58592
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Paul D. Sheldon Sue A. Sheldon 4509 Heath Road Nashville, TN 37221	First Community Mortgage Inc 262 Robert Rose Dr Ste 101 Murfreesboro, TN 37129

165796 **TAX MAP PARCEL NUMBERS:** 12600010900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$670,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert L. Galloway and Karen E. Campbell, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Paul D. Sheldon and Sue A. Sheldon, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in the 9th Civil District of Davidson County, Tennessee, described according to a survey made by Claiborne K. McLemore, dated January 18, 1988, as follows:

In order to determine the true point of beginning (TPOB), begin at the railroad spike at the intersection of the easterly lines of the property conveyed to Dennis James Hamm, et al. by deed from James E. Stein and wife, Charlene B. Stein, recorded in Book 7428, at page 350 in the Register's Office for said county, with the center of Heath Road and now being shown on Right-of-Way Dedication Plat for Heath Road of record in Book 11190, page 85, see the instrument in Book 5391, at page 898 in said Register's Office relative to said road; thence with the center of said road; (1) North 52 deg. 58 min. east 76.7 feet, (2) North 62 deg. 11 min. east 82.9 feet, (3) North 81 deg. 51 min. east 97.6 feet, (4) South 82 deg. 16 min. east 113.1 feet, (5) South 78 deg. 33 min east 158.0 feet to a railroad spike, (6) South 75 deg. 48 min. east 107.5 feet, (7) North 87 deg. 27 min. east 117.8 feet, (8) North 57 deg. 54 min. east 58.4 feet, (9) North 56 deg. 15 min. east 57.8 feet and (10) North 39 deg. 57 min. east 227.7 feet to a railroad spike TPOB; thence from TPOB, North 46 deg. 31 min. west passing an iron post near the northwesterly margin of said road, 993.8 feet to an iron post in the southeasterly line of the Travis Property; thence with the southeasterly line of the Travis property and along a fence, North 37 deg. 25 min. east 112.0 feet to an iron post; thence south 60 deg. 21 min. east, passing an iron post near the westerly margin of said road, 937.7 feet to a railroad spike in the center of said road; thence with the center of said road: (1) South 4 deg. 16 min. east 42.9 feet, (2) South 14 deg. 10 min. west 95.4 feet (3) South 38 deg. 17 min. west 99.2 feet and (4) South 39 deg. 57 min. west 126.0 feet to the TPOB, containing 5.02 acres, more or less. And now being shown on Right-of-Way Dedication Plat for Heath Road of record in Book 11190, page 85.

Being the same property conveyed to Robert L. Galloway and Karen E. Campbell, husband and wife by Warranty Deed from Jill E. Greenwood, dated January 10, 2000 and recorded on January 11, 2000 of record in Instrument No. 200001110004040, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2017, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 12600010900.
All Matters shown on The Plan, of record in Book 11190, page 85, said Register's Office.

This is improved property, known as 4509 Heath Road, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of October, 2016.

Robert L. Galloway

Karen E. Campbell

State of ~~Tennessee~~ Virginia

County of ~~Davidson~~ BEDFORD

On this 19 day of October, 2016, before me the undersigned authority, personally appeared Robert L. Galloway and Karen E. Campbell, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 05-31-18

JARED R. ANDERSON
NOTARY PUBLIC
REGISTRATION # 7020853
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
05-31-18

City/County of BEDFORD
Commonwealth/State of Virginia
The foregoing instrument was acknowledged before me this 19 day of OCTOBER, 2016, by Robert Galloway & Karen Campbell
(name of person seeking acknowledgement)

Notary Public
My Commission expires: 05-31-2018

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $670,000.00.

Affiant

Sworn and subscribed before me this 24 day of October, 2016.

Notary

My Commission Expires: 7/6/20

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY