BILL GARRETT, Davidson County
Trans:T20160095810 DEEDWARR
Recvd: 10/31/16 09:56 2 pgs
Fees:13.00 Taxes:814.00
20161031-0114591

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map & Parcel No.
Mr./Ms. James M. Sprouse 511 Harbor Village Drive Madison, TN 37115	Same as Owner	034 07 OA 005.00

This Instrument Prepared By:
Curtis M. Lincoln
Attorney at Law/Real Estate Division
103 Bluegrass Commons Boulevard
Hendersonville, TN 37075
(615) 822-0030 Fax (615) 264-2019

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JAY D. SHOEMAKER and TROY W. SHOEMAKER, being the only heirs of JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER (both deceased)** hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JAMES M. SPROUSE and wife, BETTY D. SPROUSE,** hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being Unit No. 5 on the Site Plan, Planned Unit Development, Phase I, Harbor Village as of record in Book 6900, Page 37, Registers' Office for said County, to which plan reference is hereby made for a more complete and accurate legal description of said unit.

BEING the same property conveyed to JAMES R. SHOEMAKER and wife, BETTY L. SHOEMAKER by Deed dated April 27, 2001, and executed by JOSEPH M. MAXEY and wife, TERESA B. MAXEY aka TERESA B. CARPENTER and recorded as Instrument No. 20010501-0043965, Registers' Office for Davidson County, TN.

The said Betty L. Shoemaker having died February 4, 2014; the said James R. Shoemaker having died January 2, 2016. Their only heirs being their sons, Jay D. Shoemaker and Troy W. Shoemaker.

"PROPERTY SOLD AS IS, WHERE IS"

This is improved property known as 511 Harbor Village Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 20 day of October, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JAY D. SHOEMAKER

TROY W. SHOEMAKER

STATE OF TENNESSEE COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, Jay D. Shoemaker and Troy W. Shoemaker, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 20 day of October, 2016.

NOTARY PUBLIC

My Commission Expires: 1-6-17

State of Tennessee County of Sumner

The maximum principal indebtedness for Tennessee recording tax purposes is $220,000.00.

Affiant

Sworn to and subscribed before me on this the 20 day of October, 2016.

Notary Public

My Commission Expires: 05/22/17