Davidson County	DEEDWARR
Recvd: 12/27/16 14:57	4 pgs
Fees:23.00 Taxes:547.60	
20161227-0135853	

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WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $148,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 Day of December, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Tracy Lynne Shannon	Tracy Lynne Shannon	003 00 0 010.00
(NAME)	(NAME)	
2542 Tinnin Rd.	129 Ivy Hill Lane	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Forty-Eight Thousand And No/100 Dollars ($148,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Estate of Carroll Perry by Patricia A. McConnell and Jenny Lea Gentry and Rebecca Jane Pitt and Clyde Phillip Perry**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Tracy Lynne Shannon**, 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee, and being part of the land conveyed to John Young Sullivan and wife by P. E. Wilson, August 10, 1959, described according to survey made by Odo E. Rhodes, dated November 19, 1960, as follows:

Beginning at the southwest corner in center of Tinnon Road and in line with fence, north side of Sullivan's Drive; thence North 43 ½ ° West with road 2.61 chains; North 29° West 2.43 chains; North 15 West 3.64 chains; North 37° 'West 3.00 chains; North 37° West 1.42 chains; thence leaving Road, South 63° East 2.00 chains, South 64 ½° East 3.88 chains to a stone; thence South 38° East 11.00 chains to a stake at fence north side of Sullivan Drive; thence South 72° West with Drive, 6.26 chains to the beginning, containing 7.00 acres, more or less.

INCLUDED in the above description but expressly excluded from this conveyance is that tract of land described as:

Land lying in the 6th Civil District of Sumner County, Tennessee, and being a portion of a tract of land in the 10th Civil District of Davidson County, Tennessee as recorded in Deed Book 3404, page 503, Register's Office of Davidson County, Tennessee and being described according to a survey by R. L. Montoya-Land Surveying dated April 17, 1980 as follows:

Beginning at an iron pin the center line of Mansker Creek, said point being 330.53 feet east of the intersection of the north margin of Foothill Drive and the center line of Tinnin Road; thence along the center line of Mansker Creek on the following calls: North 30 deg. 29' 05" West 107.32 feet, South 76 deg. 30' 27" West 142.33 feet, North 49 deg. 53' 09" West 239.76 feet, North 41 deg. 00' 32" West 107.47 feet, North 10 deg. 43' 23" West 142.99 feet, North 4 deg. 36' 31" West 105.19 feet, North 33 deg. 07' 01" West 50.40 feet, North 38 deg. 25' 42" East 66.29 feet to an iron pin; thence along the North line of this property, South 87 deg. 47' 25" East 176.12 feet to an iron pin and fence post in the West line of Sherwood Hitt as of record in Deed Book 342, page 847, Register's Office of Sumner County, Tennessee; thence along Hitts west property line on the following calls: South 32 deg. 18' 02" East 154.76 feet to an iron pin and wild cherry tree; South 37 deg. 32' 52" East 125.08 feet to an iron pin and 10 inch elm tree; thence, South 35 deg. 59' 53" East 132.00 feet; thence, South 26 deg. 18' 53" East 85.00 feet to an iron pin; t thence, South 30 deg. 31' 34" East 223.21 feet to an iron pin in the north margin of Foothill Drive; thence along the north margin South 76 deg. 38' 10" West 98.00 feet to the point of beginning, containing 4.13 acres more or less.

Being a portion of the same property conveyed to Carrol H. Perry and wife, Kathryn A. Perry by Warranty Deed from John Young Sullivan and wife, Mildred Loraine Sullivan dated July 12, 1962 and recorded July 12, 1962 in Book 3404, page 503, in said Register's Office for Davidson County, Tennessee.

The said Carroll Perry having died on April 29, 2013 leaving Kathryn A. Perry as survinging tenant by entirety. The said Katryn A. Perry having died on July 19. 2016 leaving Patricia Ann McConnell, Rebecca Jane Pitt, Clyde Phillip Perry and Jenny Lea Gentry as heirs at law. Affidavit of Heirships recorded simutaneously herewith.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2542 Tinnin Rd., Goodlettsville, TN 37072

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, has 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 our hands this 22nd day of December, 2016.

Estate of Carroll Perry

Patricia A. McConnell

Jenny Lea Gentry

Rebecca Jane Pitt

Clyde Phillip Perry

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Estate of Carroll Perry and Patricia A. McConnell and Jenny Lea Gentry and Rebecca Jane Pitt and Clyde Phillip Perry, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of December, 2016.

Notary Public

My Commission Expires: 2-6-19

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: MAI-168129SO

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 Willamson 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 Commision Expires 4-24-2018

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018