WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170003259 DEEDWARR
Recvd: 01/12/17 12:59 2 pgs
Fees:13.00 Taxes:539.09
20170112-0003675

File No. TE0002570

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,700.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of January, 2017.

Notary Public

MY COMMISSION EXPIRES 2.19.19

(AFFIX SEAL)

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Joseph G. Shadle	New Owner	075-09-0-015.00
(NAME)	(NAME)	
7010 Bonnacrest Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN, 37076		
(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, **John A. Lehman and Barbara K. Galbraith,** both unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph G. Shadle, an unmarried man,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A 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. 589 on the Plan of Hermitage Hills, Section VI, of record in Book 3300, Page 10, Register's Office of Davidson County, Tennessee, and described as follows:

Beginning at a point in the westerly margin of Bonnafield Drive, the common front corners of Lot Nos. 589 and 590; thence with the line between said Lot Nos. 589 and 590, westwardly 119.67 feet to a concrete monument at the common rear corners of Lot Nos. 588, 589, and 560; thence with the line between Lot Nos. 588 and 589, 100.77 feet to a point in the southerly margin of Bonnacrest Drive; thence with said margin of said Bonnacrest Drive, 112.66 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a right arc, 39.27 feet to a concrete monument in the westerly margin of Bonnafield Drive; thence with the said margin of said Drive, 82.60 feet to the point of beginning.

Being the same premises conveyed to David Kennedy, Jr. Trustee from Barbara K. Galbraith, a widow and then subsequently conveyed to John A. Lehman and Barbara K. Galbraith from David Kennedy, Jr. Trustee in Quitclaim Deed recorded the 6th day of November 2015 as Instrument No. 20151106-0113380, Register's Office of Davidson County, Tennessee.

Being also the same property previously conveyed to James T. Davis, Jr. and Barbara Galbraith, husband and wife, by Deed from James T. Davis, Sr. and Ruth B. Davis, husband and wife, ~~dated _____~~, recorded 8/23/1999, and appearing of record in Book 11630, page 154, Register's Office for Davidson County, Tennessee. SEE ALSO: Deed of Correction recorded at Instrument No. 20110531-0041334, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2017 which have been pro-rated between the parties and assumed by

the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7010 Bonnacrest Dr., Hermitage, TN 37076

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 10th day of January, 2017.

John A. Lehman

John A. Lehman

Barbara K. Galbraith

Barbara K. Galbraith

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John A. Lehman and Barbara K. Galbraith, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 10th day of January, 2017.

Notary Public

My commission expires: 12.18.19

JOSHUA L. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
WHITE COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206