BILL GARRETT, Davidson County
Trans:T20170023636 DEEDWARR
Recvd: 03/20/17 15:39 3 pgs
Fees:18.00 Taxes:1591.00
20170320-0027147

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2017.

Notary Public

My commission expires: 7.3.17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph Casey Shaw Dana Demark Shaw		
131 Meghana Drive	F&M Bank 50 Franklin Street Clarksville, TN 37040	041-00-0-185.00 041-00-0-187.00
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES S. OTTO AND BUNNY F. OTTO, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH CASEY SHAW AND DANA DEMARK SHAW, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1: Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the Western boundary line of Creek Trail Subdivision, of record in Plat Book 7900, Page 261 and 262, in the Registers Office for said County, the same point being located at the Western terminus of Meghana Drive, and located North 03 degrees 11' 39" East, and 148.8 feet from a concrete monument in the Western boundary of said subdivision; thence South 03 degrees 11' 39" West 148.8 feet to said concrete monument, and continuing West boundary of said subdivision South 03 degrees 10' 59" West 547.34 feet to a corner of said subdivision; thence continuing along the Northern boundary of said subdivision North 83 degrees 09' 29" West 471.09 feet; thence North 89 degrees 22' 06" West 179.83 feet to a point; thence North 85 degrees 28' 20" West along the Northern boundary line of the land of Mount Zion Baptist Church, of record in Deed Book 11315, Page 516, said Register's Office, 185.69 feet to the Southwest corner of this tract; thence leaving the line of Mount Zion Baptist Church, and severing the land of Sammy P. Kershaw, of record in Deed Book 9549, Page 330, said Register's Office, North 54 degrees 27' 58" East 1070.75 feet to the point of beginning, containing 6.56 acres.

Also conveyed, by implication, a 30 foot Wide Joint Use Access Easement as shown on Exhibit "A" to Instrument No. 20031103-0160963, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James S. Otto, a married man by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, of record in Instrument No. 20131127-0121704, Register's Office for Davidson County, Tennessee, dated October 29, 2013 and recorded on November 27, 2013.

Tract 2:

Land in Davidson County, Tennessee, being more particularly described as follows:

Commencing at an iron rod situated in the westerly margin of Meghana Drive, said point of beginning also being the northeast corner of the Kevin Covington property, of record in Instrument Number 20040604-0065790, Register's Office for Davidson County, Tennessee.

Thence leaving said road, S 54° 27' 58" W, a distance of 35.14 feet to the point of beginning of the herein described tract of land; Thence S 54° 27' 58" W, a distance of 270.70 feet to an iron rod; Thence N 00° 39' 23" W, a distance 156.41 feet to an iron rod; Thence N 89° 45' 39" E, a distance of 222.08 feet to the point of beginning and containing 17,366.994 square feet or 0.399 acres of land.

Being the same property conveyed to Kevin Covington by Warranty Deed from Wayne A. Jones, Jr. and Misty S. Jones, of record in Instrument Number 20041015-0124374, Register's Office for Davidson County, Tennessee, dated October 14, 2004 and recorded October 15, 2004.

Being the same property conveyed to James S. Otto and wife, Bunny F. Otto by Quitclaim Deed from Kevin Covington, of record in Instrument Number 20160728-0078084, Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded July 28, 2016.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 131 Meghana Drive, Whites Creek, TN 37189.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of March, 2017.

James S. Otto

Bunny F. Otto

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 James S. Otto and Bunny F. Otto, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of March, 2017.

Notary Public

