PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

BILL GARRETT, Davidson County
Trans:T20170076127 DEEDWARR
Recvd: 08/31/17 09:14 2 pgs
Fees:13.00 Taxes:499.50
20170831-0089473

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Donna M. Smith has this day bargained and sold and does hereby transfer and convey unto Margaret M. Shalander, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being the 14th Civil District of said County, located in the Johnson Hollow Section, and described according to a copy of a survey made by Stephen A. Draper, Surveyor, on April 20, 1960, as follows:

Beginning at an iron spike at the centerline of Old Hickory Boulevard at the northeast corner of the tract conveyed to Felix Dickerson, of record in Book 2864, Page 321, Register's Office for said County; thence with the center of Old Hickory Boulevard, north 72 degrees east 231 feet to an iron spike at the northwest corner of the J.B. Simpkin's and Dickerson's line as follows' south 29 degrees east 205 feet to a 10 inch black oak; thence south 76 degrees west 110 feet thence south 82 degrees west 157 feet; and north 19 degrees 30' west 168 feet, more or less, to the point of beginning, containing 1.12 acres, more or less.

Being the same property conveyed to Donna M. Smith, unmarried by Warranty Deed from Tim E. Shaw, unmarried, dated October 28, 2005, of record in Instrument No. 20051103-0133466, Register's Office for Davidson County, Tennessee.

This is improved property known as 6486 Old Hickory Blvd, Whites Creek,TN 37189.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Margaret M. Shalander, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 4th day of August, 2017.

Donna M. Smith

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Donna M. Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand this 4th day of August, 2017.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $135,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret Shalander
Affiant

Subscribed and sworn to before me this 4th day of August, 2017.

Kristi McCoy
NOTARY PUBLIC

My Commission Expires:
3/27/19

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Map & Parcel No.: 030-00-0-085.00

Name and address of new owner:
Send tax bills to:
Margaret M. Shalander
6486 Old Hickory Blvd.
Whites Creek, TN 37189