Bill Garrett Davidson County
Batch# 12842 DEEDWARR
10/12/2017 12:27:30 PM 5 pgs
Fees: $28.00 Taxes: $869.50
20171012-0104700

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bettie J. Winton Grissim and Hodges 323 Union Street, Suite 400 Nashville, Tennessee 37201	SAME	Map and Parcel: 08700003500

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **STANLEY SHOEMAKER, an unmarried person, and TERESA IVEY, an unmarried person** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **BETTIE J. WINTON, Trustee** (the "Grantee"), her successors and assigns, all of Grantors' right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, her successors and assigns, forever. And Grantors do covenant with the Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantors do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, her successors and assigns, against the lawful claims of all persons, whomever.

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

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantors have executed this instrument as of the 5th day of October, 2017.

STANLEY SHOEMAKER

TERESA IVEY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Caitlin Smith, a Notary Public, STANLEY SHOEMAKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: _____

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Caitlin Smith, a Notary Public, TERESA IVEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 5 day of October, 2017.

NOTARY PUBLIC
My Commission Expires: _____

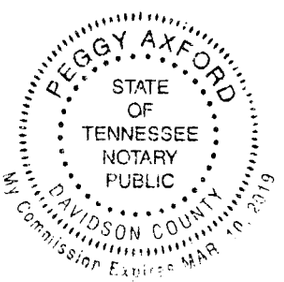
CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $235,000.00.

Affiant

Subscribed and sworn before me this 5th day of October, 2017.



NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Being Tract No. 7 as shown on the Map of the Subdivision of the Maggie Steel Farm and described according to a copy of the survey made by Stephen A. Draper, Surveyor, June 3, 1954, being more particularly described as follows:

Beginning at a point in the center line of Central Pike at the common corner of Tract No. 7 and Tract No. 8 said point being 325.50 feet west of the intersection of the center line of Central Pike and New Hope Road, if extended, thence with the line between Tract No. 7 and Tract No. 8 North 25° 28' West 660 feet to a point; thence South 64° 32' West 220 feet to a corner of Tract No. 6 and thence with the line between Tract No. 6 and Tract No. 7 South 25° 28' East 660 feet to the center line of Central Pike; thence with the center line of the same North 64° 32' East 220 feet to the point of beginning.

Being the same property conveyed to Stanley Shoemaker, an unmarried person, and Teresa Ivey, an unmarried person, by deed of record in Instrument No. 20030620-0085850, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the current year, a lien not yet due and payable.

2. Grantee acknowledges the property is uninhabitable and takes this property expressly subject to the Order for Demolition or Removal of Structure of record as Instrument No. 20170721-0073996 in the Register's Office for Davidson County, Tennessee.