Bill Garrett Davidson County Batch# 46225 DEEDWARR 01/09/2018 03:39:30 PM 3 pgs Fees: $18.00 Taxes: $825.10 20180109-0003017	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $223,000.00 Affiant Subscribed and sworn to before me, this 9th day of January, 2018. Notary Public My commission expires: OCT 20 2020 KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, U/T/A March 3, 2009	New Owner	**06101000300**
229 Maplewood Trace		
Nashville, TN 37207		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jerry Shrum and wife, Joyce Shrum

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnnie C. Bond, Jr. and Molly A. Bond Revocable Living Trust, U/T/A March 3, 2009

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:

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, being a part of Lot. No 1 on the Plan of the Subdivision of the lands of William Phillips as of record in Book 57, Page 21, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point in the Northerly margin of Maplewood Lane said point being 343.7 feet from the Northwesterly corner of the intersection of Maplewood Lane with Walton Lane; thence North 6 degrees 25' East 250 feet to a point; thence North 83 degrees 35' West 90 feet to a point; thence South 6 degrees 25' West 250 to a point in the Northerly margin of Maplewood Lane; thence South 83 degrees 35' East 90 feet to the point of beginning.

Being the same property conveyed to Jerry Shrum and wife, Joyce Shrum by Warranty Deed from Oliver H. Dale, recorded dated December 11, 2015, of record in Instrument No. 20151215-0125829, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

All matters as shown on the plat of record in Plat Book 57, page 21, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

Agreement for Dedication of Easement recorded in Book 5644, Page 684, said Register's Office.

Ordinance No. BL2002-940 Rename Maplewood Lane to Maplewood Trace.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 229 Maplewood Trace, Nashville, TN 37207.

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 in 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.

Jerry Shrum Date: 1/09/2018
Jerry Shrum

Joyce Shrum Date: 1/09/2018
Joyce Shrum

STATE OF TN

COUNTY OF SUMNER

Personally appeared before me, a Notary Public of said County and State, Jerry Shrum and Joyce Shrum, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of January, 2018.

Debra Paulsson
NOTARY PUBLIC

My Commission Expires: 11-30-2020

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

