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Bill Garrett Davidson County
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Fees: $13.00 Taxes: $817.52
20180719-0070651

ADDRESS NEW OWNERS and
SEND TAX BILLS:
LAURA A. WOODS and
SAMUEL D. BROWN
4049 Matilda Street
Nashville, TN 37207

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
41 - 4 - 35

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, JAMES M. SHOFNER and wife, ANGELA J. SHOFNER, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to LAURA A. WOODS and SAMUEL D. BROWN, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being Lot No. 48 of Dalemere Subdivision 3, of record in Book 3300, Page 6, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin in the easterly margin of Matilda Street; on a curve, said pin being 80.45 feet south of a concrete monument in said east margin of Matilda Street; thence north 78° 20 min. east 351.76 feet to an iron pin; thence south 8° 36 min. 30 sec. west 202 feet to a concrete monument; thence south 82° 21 min. 30 sec. west 314.40 feet to an iron pin in the east margin of Matilda Street; thence northerly along said margin around a slight curve 86.59 feet to the point of beginning.

Being the same property conveyed to Angela J. Shofner and James M. Shofner, wife and husband, by Warranty Deed from Laura Wren, recorded on July 29, 2010, in Instrument No. 20100729-0059613, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4049 Matilda Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

SON & BELOTE
RNEYS AT LAW
EST MAIN STREET
ERSONVILLE, TN
37075
5-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 3 day of May, 2018.

JAMES M. SHOFNER

ANGELA J. SHOFNER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, JAMES M. SHOFNER and wife, ANGELA J. SHOFNER, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 3 day of May, 2018.

NOTARY PUBLIC

My Commission Expires: 4-19-21

SUMNER COUNTY, TENN TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Davidson

The actual consideration or value, whichever is greater for this transfer is $220,950.00.

AFFIANT

Subscribed to and sworn before me, this the 19th day of July, 2018.

NOTARY PUBLIC

My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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