

Holly Hemmrich, Register
Sumner County Tennessee
Rec #: 1105659 Instrument #: 1447285
Rec'd: 15.00 Recorded
State: 1443.00 4/10/2023 at 12:02 PM
Clerk: 1.00 in Record Book
Other: 2.00
Total: 1461.00 6142

Pages 517-519

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

FORWARDED TO SUMNER COUNTY ASSESSOR
OF PROPERTY ON DATE OF RECORDING

WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S):

Michael Shaver and wife, Cynthia Shaver
4712 Gravelly Hill Rd
Bethpage TN 37022

CTRL MAP: 065 PARCEL: 011.01

FOR AND IN CONSIDERATION of Three Hundred Ninety Thousand (\$390,000.00) dollars, cash in hand paid by the Grantees to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, I, **Benjamin Travis Bush**, have bargained and sold, and by these presents do transfer and convey unto, **Michael Shaver and wife, Cynthia Shaver**, their heirs and assigns, a certain tract or parcel of land in the 11th Civil District of Sumner County, Tennessee, as follows:

BEGINNING at a rock in James Henson's line running thence north 84 deg. West 16 poles 8 links to a rock at a poplar stump on the hill; thence south 64 deg. West 22 poles to a rock at a birch stump; thence north 80 deg. West 20 poles to a rock at Lynn; thence north 2 deg. West 18 poles to a rock formerly a sugar tree; thence north 85 deg. West 12 poles to an elm, on top of hill; thence North 2 deg. East 104 poles to a stake at a hornbeam, on the north side of the branch and county road; thence south 95 deg. East 17 poles and 10 links to a honey locust on north side of branch, Stin Duncan's corner; thence north 35 deg. East 18 poles to some small sugar tree bushes; thence North 87 deg. East 62 poles 9 links to a planted rock in the northern line; thence south ½ deg. West 134 poles - links to the beginning, containing 68 ½ acres more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED PROPERTY SOLD TO JOHNATHON A. BRYANT AND WIFE, ASHLEY R. BRYANT, IN RECORD BOOK 5992, PAGE 414, ROSC, TN:

BEGINNING at a point in a branch in the south line of Gravelly Hill Road, being the northwest corner of this tract and approximately 125 feet east of Shirley Rumley property described in Record Book 1159, Page 662, and north 13 degrees 42 minutes 26 seconds east 18.75 feet from an iron pin new; thence with the south line of Gravelly Hill Road and a curve turning to the right with an arc length of 259.22 feet, with a radius of 682.00 feet, with a chord bearing of south 60 degrees 45 minutes 48 seconds east, with a chord length of 257.67 feet to a point; thence south 49 degrees 52 minutes 28 seconds east a distance of 349.16 feet to an iron pin new, being a corner to the remaining property of Bush and Brown described in Record Book 4704, Page 343; thence leaving the road with a line severing the remaining property of Bush and Brown south 40 degrees 00 minutes 12 seconds west a distance of 331.30 feet to an iron pin new; thence north 76 degrees 14 minutes 11 seconds west a distance of 414.19 feet to an iron pin new approximately 50 feet east of Shirley Rumley property; thence north 13 degrees 42 minutes 26 seconds east, passing an iron pin new at 502.20 feet, in total a distance of 520.95 feet to a point, which is the point of beginning, having an area of 5.01 acres more or less. In accordance with a survey prepared by Michael Holland, Tennessee Registered Land Surveyor license number 2337, dated 01/27/2020 as shown on drawing number 200113.

Being the property conveyed to Benjamin Travis Bush, from Carolina A. Brown, by quitclaim deed dated 10/10/22, recorded 10/14/22, in Record Book 6052, Page 464, Register's Office of Sumner County, Tennessee. And being a portion of the property previously conveyed to Benjamin Travis Bush and Carolina A. Brown, from Phyllis A.B. Morton, by warranty deed, dated 3/9/18, recorded 3/9/18, in Record Book 4704, Page 343, Register's Office of Sumner County, Tennessee.

Possession with deed.

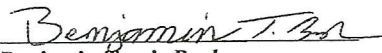
2023 taxes shall be prorated.

Subject to utility easement of record in Record Book 3957, Page 140, Register's Office of Sumner County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, **Michael Shaver and wife, Cynthia Shaver**, their heirs and assigns, forever. And I covenant with the said, **Michael Shaver and wife, Cynthia Shaver**, that I am lawfully seized and possessed of said land in Fee Simple; have a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said, **Michael Shaver and wife, Cynthia Shaver**, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND, this 10 day of April, 2023.

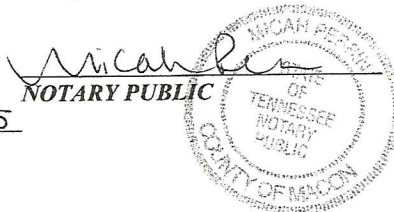

Benjamin Travis Bush

**STATE OF TENNESSEE
COUNTY OF MACON**

Before me, a Notary Public in and for said State and county, personally appeared, **Benjamin Travis Bush**, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 10 day of April, 2023.

MY COMMISSION EXPIRES: 5-20-25



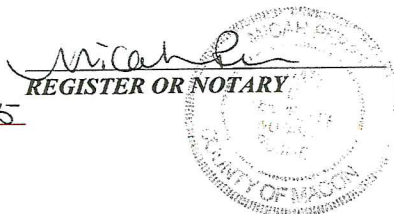
AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is \$390,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.


AFFIANT

Subscribed and sworn to before me this 10 day of April, 2023.

MY COMMISSION EXPIRES: 5-20-25
RE-20378 WD Bush to Shaver



True Copy Certification

I, Micah Perrin do hereby make oath on
4-10-23, 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.

Micah Perrin
Signature

STATE OF TENNESSEE
COUNTY OF MACON

Personally appeared before me, Evelyn Brown a notary
public for this county and state, Micah Perrin, who
acknowledges that this certification of an electronic document is true and correct and
whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL in Lafayette, Tennessee, this
10 day of April, 20 23.

Evelyn Brown
Notary's Signature

My Commission Expires: 9/4/2024
Notary Seal (if on paper)

