PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref: (st) Title No: 42414
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/06/01 15:53 2pgs
Fees:13.00 Taxes:656.75
20010706-0072502

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Jason Shipman<br>Kelli Shipman<br>707 Kendall Drive<br>Nashville, TN 37209 | Bank of America<br>2059 Northlake Parkway<br>Tucker, GA 30084 |

**TAX MAP-PARCEL NUMBERS: 103-06-194**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 177,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher K. Iorio, Jr. and spouse, Tamara Stone Iorio,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jason Shipman and spouse, Kelli Shipman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Brookside Courts Addition No. 3 of record in Book 1835, Page 107 Register's Office for said County.

Said Lot No. 15 fronts 85 feet on the broken westerly margin of Kendall Drive and extends back 179.15 feet on the southerly line and 186.4 feet on the northerly line to a dead line in the rear, measuring 85 feet thereon. Together with and subject to an easement for driveway purposes of record in Book 5172, Page 478, said Register's Office.

Being the same property conveyed to Christopher K. Iorio, Jr. and wife, Tamara Stone Iorio by deed from James M. Ligon and wife, Malane A. Holcombe of record in Book 11204, Page 566, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001., and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 107, said Register's Office, which Plan shows a 30 foot minimum building setback line from Kendall Drive and a 20 foot easement for public utility purposes along the rear line(s); An easement for driveway purposes of record in Book 5172, page 478, said Register's Office, as to Lot No. 16.

**This is improved property, known as:** 707 Kendall Drive, Nashville, TN 37209

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 25th day of June, 2001.

**Christopher K. Iorio, Jr.**

**Tamara Stone Iorio**

**State of Tennessee**
**County of Davidson**

On this 25th day of June, 2001, before me the undersigned authority, personally appeared **Christopher K. Iorio, Jr.** and **Tamara Stone Iorio**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

**State of Tennessee**
**County of Davidson**

**A F F I D A V I T**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 177,500.00

Affiant

Sworn and subscribed before me on the 25th day of June, 2001.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public