Mail return to.

CUMBERLAND TITLE CO.
216 Centerview Dr. Ste. 109
Brentwood, TN 37027

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Mark S. Gaw
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of August, 2002.

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.
MY COMMISSION EXPIRES JANUARY 25TH, 2006

# WARRANTY DEED

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/05/02 11:05 2pgs
Fees:13.00 Taxes:925.00
20020905-0107642

ADDRESS NEW OWNER(S) AS FOLLOWS:
Mark Stanton Gaw and Melanie Elizabeth Gaw
5529 Nevil Pointe
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map & Parcel: 171-4-A/51

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John Sheldon and Jennifer Sheldon, husband and wife** hereinafter referred to as Grantors, hereby transfers and conveys to **Mark Stanton Gaw and Melanie Elizabeth Gaw**, husband and wife, hereinafter referred to as 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 Davidson County, Tennessee, being Lot No. 41, on the Plan of Brownstone, Section 2, Revision 1, as shown on plat of record in Plat Book 9700, page 942, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John Sheldon and wife, Jennifer Sheldon, by Warranty Deed from Pulte Homes, a Tennessee Limited Partnership, of record at Instrument # 2000 021800 16685, Register's Office of Davidson County, Tennessee, dated February 11, 2002.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 9700, Page 942 & 943, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 10658, Page 952, Book 11276, Page 618, and Instrument # 2001 011800 05696, Register's Office for Davidson County, Tennessee.

Easement for Storm Water Detention of record in Plat Book 10951, Page 689, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Plat Book 10659, Page 15, Register's Office for Davidson County, Tennessee.

Conveyance of Open Space of record at Instrument # 2001 071900 76872, Register's Office for Davidson County, Tennessee.

By-Laws of record in Plat Book 10658, Page 955, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5529 Nevil Pointe, Brentwood, TN 37027.

**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 I do covenant with the said **GRANTEES** 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, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Witness my hand this 16th day of August, 2002.

**John Sheldon**

**Jennifer Sheldon**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Sheldon and Jennifer Sheldon, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of August, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN

05981-BW