WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE

Notary Public

MY COMMISSION EXPIRES: November 27, 2004.
(AFFIX SEAL)

DAVIDSON COUNTY AT LARGE

#544
RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles T. Shelton	Charles T. Shelton	147-3A-3
(NAME)	(NAME)	
1121 NELSON DRIVE	SAME	
(ADDRESS)	(ADDRESS)	
MADISON, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Ronnie Duke, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHARLES T. SHELTON, AND WIFE CYNTHIA J. SHELTON**, 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:

Being Unit A-3 of Harding Place Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated and as established by a Master Deed of record in Book 6104, Page 725, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571 and 572, Register's Office for Davidson County, Tennessee, for a ore complete identification and description of such Unit.

Being the same property conveyed to Ronnie Duke by Warranty Deed from Lois Jordan of record in Book 11312, Page 76, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 441 Harding Place Condominium A-3, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 is 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.

Davidson County DEEDWARR
Recvd: 02/20/03 14:02 2pgs
Fees:13.00 Taxes:90.65

20030220-0022626

Witness my/our hand(s) this 7th day of February, 2003.

Ronnie Duke

Ronnie Duke
By: Cindy Smith as Attorney-In-Fact

by Cindy Smith Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of February, 2003, before me personally appeared Cindy Smith, the person who executed the foregoing instrument on behalf of Ronnie Duke, and acknowledged that Cindy Smith executed the same as the free act and deed of the said Ronnie Duke, through Power of Attorney granted Cindy Smith by the said Ronnie Duke.

Witness my hand and official seal at Nashville, Tennessee this 7th day of February, 2003.

Commission expires: November 27, 2004

Deborah K. Devine

Deborah K. Devine Notary Public