WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/04 15:24 3pgs
Fees:18.00 Taxes:173.90
20040506-0052071

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Jakuka Calhoun
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2004.

Deborah Allen
Notary Public

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

1130
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
Jay N. Fields	OWNER	147-3A-3/ 147-3A-8
4516 BEACON Drive (NAME) ~~441 Harding Place, Condominiums A-3 & A-8~~	(NAME)	
NASHVILLE (ADDRESS) TN 37215 ~~Nashville, TN 37211~~	(ADDRESS)	
(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, Charles T. Shelton and wife, Cynthia J. Shelton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS, DO TRANSFER AND CONVEY UNTO Jay N. Fields, unmarried, and Donald W. Crosslin, unmarried *, 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:

* as Joint Tenants with the right of survivorship.

SEE ATTACHED EXHIBIT A

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Charles T. Shelton and Cynthia J. Shelton by Terry DeSelms as Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20040506-0052070, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as Unit A-3 AND Unit A-8 441 Harding Place Condominium ~~A-3-8~~, 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.

Witness our hands this 30th day of April, 2004.

Charles T. Shelton by Terry DeSelms as Attorney-in-Fact

Cynthia J. Shelton by Terry DeSelms as Attorney-in-Fact

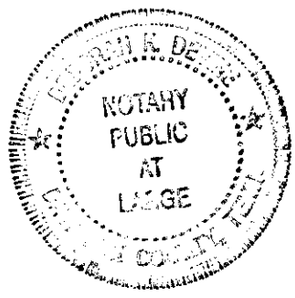
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of April, 2004 before me personally appeared Terry DeSelms, the person who executed the foregoing instrument on behalf of Charles T. Shelton and Cynthia J. Shelton, and acknowledged that he executed the same as the free act and deed of the said Charles T. Shelton and Cynthia J. Shelton, through Power of Attorney granted Terry DeSelms by the said Charles T. Shelton and Cynthia J. Shelton.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2004.

Commission expires: November 27, 2004



Deborah K. Devine Notary Public

EXHIBIT A

TRACT 1:

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, Registe'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, to which reference is made for a more complete identification and description of such Unit.

Being the same property conveyed to Charles T. Shelton and wife, Cynthia J. Shelton, by Warranty Deed from Ronnie Duke, unmarried, dated February 7, 2003, of record in Instrument No. 20030220-0022626, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land in Davidson County, Tennessee, being Unit A-8 of Harding Place Condominium created under Title 66, Chapter 27, Sections 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 Unit as set forth in Exhibit A-1 said Master Deed. Reference is hereby made to the Plat of Harding Place Condominium of record in Book 5200, Page 571, Register's Office for Davidson County, Tennessee, for a more complete identification and description of such Unit.

Being the same property conveyed to Charles T. Shelton and Cynthia J. Shelton, by Substitute Trustee's Deed from Lowe & Baron Attorney's, P.C., Substitute Trustee, of record in Instrument No. 20030421-0051781, Register's Office for Davidson County, Tennessee.