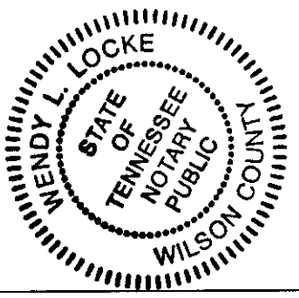
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF FEBRUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-9-07
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/08/05 10:04 2 pgs
Fees:13.00 Taxes:519.85

20050208-0014543

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher J. Shelby	American Home Mortgage	64-16-D-201CO
(NAME) 2716 Spring Farm Court	(NAME) P.O. Box 3050	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Columbia, Maryland 31045-6050	
(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,

Brook Barzyk and Tisha Barzyk, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher J. Shelby and Melissa M. Shelby, 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 Lot No. 145, Section FOUR, TRUXTON PARK SUBDIVISION, as of record in INSTRUMENT NUMBER 20020528-0064435, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Brook Barzyk and Tisha Barzyk, husband and wife by deed from BEAZER HOMES CORPORATION, D/B/A PHILLIPS BUILDERS, A TENNESSEE CORPORATION of record of Instrument number 20020912-0111174 and filed for record on September 12, 2002, Register's Office for said County.

Charter of Homeowner's Association as shown of record in INSTRUMENT NUMBER 2000110108603, Register's Office for said County.

Furnish any H.O.A. dues, if any

Restrictive Covenants of record in INSTRUMENT NUMBERS: 200105220052910; 200010300107559; 20020123000419; 200205060055597 AND 200207180086907, Register's Office of said County.

By-Laws as shown of record in INSTRUMENT NUMBER 200011010108604, Register's Office for said County.

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

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2716 Spring Farm Court, Hermitage, TN 37076
(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 my/our hand(s) this 4th day of February, 2005.

Brook Barzyk

Tisha Barzyk

STATE OF TENNESSEE

COUNTY OF WILSON

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

Witness my hand and official seal at Mt Juliet, Tennessee, this 4th day of February, 2005.

My Commission Expires: 4-9-07

Notary Public

WENDY L. LOCKE NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Witness my hand at office this.

Commission expires:

Notary Public

File Number: 250101438

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122