BOX 15

# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/02/05 15:56 2 pgs
Fees:13.00 Taxes:421.80
20050602-0062766

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 4/22/09

(AFFIX SEAL)

KATHRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY

**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 |
|---|---|---|
| Jana ~~Shirley~~ Shirey | ABN AMRO MOrtgage Group, Inc. | 91-5-265 |
| (NAME) 813 Nashua Court | (NAME) 2600 W. Big Beaver Road | |
| (ADDRESS) Nashville, TN 37209 | (ADDRESS) Troy, Michigan 48084 | |
| (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, Mary E. Herndon and Christopher D. Deason, Wife and Husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jana ~~Shirley~~ *Shirey, 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:

*Shirey

Being Lot No. 5 on the Plan of Brookewood, Phase Two, of record in Book 8250, Page 877, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mary E. Herndon from Mark L. Herndon by Quitclaim Deed dated April 29, 2003, of record in Instrument No. 20030515-0066679, Register's Office for Davidson County, Tennessee

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

Christopher D. Deason, joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☐

This is improved ☒ property, known as 813 Nashua Court, Nashville, TN 37209

(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 hand this 31st day of May, 2005.

Mary E. Herndon

Christopher D. Deason

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary E. Herndon and Christopher D. Deason, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of May, 2005.

Commission expires: May 28, 2006

Beth Triplett Notary Public

