25-1-186

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Davidson County DEEDWARR
Recvd: 06/22/05 09:50 2 pg
Fees:13.00 Taxes:673.40
20050622-0071399

PREPARED BY:
Land Title South, Inc.
501 Corporate Centre Drive, Suite 360
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **2nd** day of **June, 2005** by and between **StoneMark Homes, LLC** , herein after referred to as GRANTOR, and **Marcia Sherrell, unmarried** , herein after referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **Madison,** County of **Davidson,** State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 11 on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument Number 200309040128576, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Special Exceptions:

1) All matters appearing on the Plan of Walton Oaks Subdivision, Section 2, of record in Instrument Number 200309040128576, Register's Office for Davidson County, Tennessee.

2) Restrictions of record in Instrument Number 200109270104591, Register's Office for Davidson County, Tennessee.

3) Sanitary Sewer/ Storm Drainage Easement to Metro Government of Nashville and Davidson County of record in Book 4129, page 903, Register's Office for Davidson County, Tennessee.

4) Subject to 20 foot public utility and drainage easement adjacent to street right of ways.

5) Any restrictions, easements, and other matters of record in Register's Office for Davidson County, Tennessee.

Being the same property conveyed unto StoneMark Homes, LLC by Quitclaim Deed from J.D. Eatherly d/b/a Eatherly Properties being recorded simultaneously herewith of record in Book _____, page 20050622-0071398 **, Register's Office for Davidson County, Tennessee. Previously being part of the same property conveyed to J.D. Eatherly d/b/a Eatherly Properties by Warranty Deed from William H. Dorris and Robert B. Huffine Mallard Partners, LLC, of record in Instrument Number 200312080175784, Register's Office for Davidson County, Tennessee.**

This is improved/unimproved property known as: 1517 Beaus Way, Madison, TN 37115

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Robert A. Yeatman
Signature of Seller

CORPORATE
STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, Leah A. Turner, a Notary Public of said State and County aforesaid, personally appeared Robert A. Yeatman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be President of StoneMark Homes, LLC, the within named bargainor, a corporation, and that he/she as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as President.

Witness my hand and seal, at office in Franklin, this the **2nd** day of **June, 2005.**

Leah A Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Name and Address of Property Owner:
Marcia Sherrell
1517 Beaus Way, Madison, TN 37115

Send Tax Statements to:
SAME - new owner
~~Franklin~~ 1517 Beaus Way, Madison, TN 37115

Map and Parcel--051.15-0C-011.00 CO

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$182,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **2nd** day of **June, 2005.**

Leah A Turner
Notary Public

My Commission Expires: My Commission Expires October 26, 2008

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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