Davidson County DEEDWARR
Recvd: 08/17/05 14:41 2 pg
Fees:13.00 Taxes:658.60

20050817-0097817

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of August, 2005.

Notary Public

My Commission Expires: 1/2/2005

WARRANTY DEED

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Helen Hawk Shelton
746 Harpeth Trace Drive
Nashville, TN 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
143-02-0-B-024.00-CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Patricia Lee Brown, unmarried,** hereinafter referred to as Grantors, hereby transfers and conveys to **Helen Hawk Shelton, unmarried,** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 24, on the Revised Plan of Treetops at Harpeth Trace, as of record in Plat Book 6250, Page 455, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patricia Lee Brown by Warranty Deed from James A. Hartner and wife, Blanche P. Hartner as of record in Instrument No. 20011211-0136715, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6250, Page 455, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 6287, Page 417, Register's Office for Davidson County, Tennessee.

Easement of record in Book 4889, Page 192, Book 5360, Page 320, Book 5364, Page 882, Book 5142, Page 694, Register's Office for Davidson County, Tennessee.

Quitclaim Deed to HOA in Book 6465, Page 410, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 746 Harpeth Trace Drive, Nashville, TN 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of August, 2005.

Patricia Lee Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this 15th day of August, 2005.

Notary Public

My Commission Expires: 11/22/05

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[redacted]0377