WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/09/05 10:43 2 pgs
Fees:13.00 Taxes:453.25

20050909-0108577

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30TH DAY OF AUGUST, 2005.**

Notary Public

MY COMMISSION EXPIRES: 3/31/2009

(AFFIX SEAL)

TERRI D. JACKSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA K. SHANKLIN	Countrywide Home Loans Inc.	**72-8-190**
(NAME) **2328 FERNWOOD DRIVE**	(NAME) M/S SV22 PO Box 10212	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS) Van Nuys, CA 91410-0212	
(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, **ROBERT HAZLEHURST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA K. SHANKLIN and ELIZABETH A. SHANKLIN, husband and wife**, 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:

Land in Davidson County, Tennessee, being Lot No. 274 on the Map of Dalewood Section IV, of record in Book 1835, Page 21, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Robert Hazlehurst by deed from Patricia Davidson Keever and Cathy Davidson and Claudia Martin Davidson, of record in Instrument No. 20031002-0145235, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **2328 FERNWOOD DRIVE, NASHVILLE, TN 37216**

(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 **30th day of August, 2005.**

Robert Hazlehurst by
F. Hamilton Hazlehurst, Attorney in Fact

ROBERT HAZLEHURST
By: F. Hamilton Hazlehurst, Attorney -in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **F. HAMILTON HAZLEHURST** with whom I am personally acquainted, and who, upon oath, has proved to me beyond satisfactory evidence to be acting as Attorney In Fact by Power Of Attorney for **ROBERT HAZLEHURST**, that he executed the foregoing instrument for the purpose therein contained, and that he executed the same as his free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **30th day of August, 2005**.

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

JUSTIN TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 19 2008