# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/05 10:04 2 pgs
Fees:13.00 Taxes:1443.00

20051117-0138882

SHEILA McCORD NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. EXPIRES 03/05/2007

STATE OF TENNESSE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11/16/2005

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
**Steven G. Waters, Attorney**
**Hallmark Title Company 100 Bluegrass Commons Blvd. Suite 115 Hendersonville, TN 37075**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Shaun A. Shankel and Erin C. Shankel** | **Realty Mortgage Corporation** | **145-03 33.00** |
| (NAME) **4901 Roselawn Cir** | (NAME) 7000 Executive Center Drive, Suite 200 | |
| (ADDRESS) **Nashville, TN 37215** | (ADDRESS) **Brentwood, TN 37027** | |
| (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, **Frank Jankowski and wife, Patricia J. Jankowski**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shaun A. Shankel and Erin C. Shankel, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF ROSELAWN ESTATES, OF RECORD IN BOOK 2900, PAGE 86, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 207.4 FEET ON THE SOUTHERLY MARGIN OF TYNE BOULEVARD AND FRONTS 162.5 FEET ON THE WESTERLY MARGIN OF ROSELAWN CIRCLE, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 232.4 FEET ON THE SOUTHERLY LINE AND 187.5 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO FRANK JANKOWSKI AND WIFE, PATRICIA J. JANKOWSKI BY WARRANTY DEED FROM RICHARD A. FRIDGE AND WIFE, CATHY D. FRIDGE ALSO KNOWN AS BARBARA C. FRIDGE, RECORDED ON THE 17TH DAY OF JULY, 2003 IN INSTRUMENT NO. 20030717-0100257 RE-RECORDED AT INSTRUMENT NO. 20040205-0014411, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to taxes which have been assumed by Grantee, any and all restrictions of record, all easements of record, any visible easements, all matters appearing on the plan of record, and all applicable governmental and zoning regulations.

☐ Unimproved
☒ This is Improved property known as: **4901 Roselawn Cir, Nashville, TN 37215**

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 our hand this **11/16/2005**

**Frank Jankowski**

**Patricia J. Jankowski**

STATE OF TENNESSEE
COUNTY OF **Davidson**

Before me, A Notary in and for said County and State, duly commissioned and qualified, personally appeared Frank Jankowski and Patricia J. Jankowski, to me known, or proved on the basis of satisfactory evidence, to be the ones described in and who executed the foregoing instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this **11/16/2005**

Commission expires: _____

Notary Public

SHEILA McCORD
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
EXPIRES 03/03/2007