BOX 13
#10827

WARRANTY DEED SUM-05-1412	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$132,000.00~~ Affiant Subscribed and sworn to before me, this 15th DAY OF December, 2005. Notary Public MY COMMISSION EXPIRES: 7.2509 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Shells	New Owner	
1412 Hunters Branch Rd.	(NAME)	172-8-A-85.00 CO
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSH S. GRAVOT AND WIFE, KATHERINE M. GRAVOT, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOSEPH SHELLS AND WIFE, JENNIFER SHELLS, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson county, TN, being Lot nO. 85 on the Plan of Section Two-B, Hunters Branch, of record in Plat Book 6900, Pages 336 & 337, said REgister's Office, to which plan reference is hereby made for a more complete desription.
Being the same property conveyed to Josh S. Gravot and Katherine M. Gravot by Deed dated 3/10/2000 in Instrument #200003130025369, Register's Office for Davidson County, TN.

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

unimproved ( )
This is improved (X) property, known as 1412 Hunters Branch Rd., Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

Davidson County DEEDWARR
Recvd: 12/28/05 14:30 2 pgs
Fees:13.00 Taxes:488.40
20051228-0155557

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/our hand(s) this 15th day of December, 2005.

Josh S. Gravot

Katherine M. Gravot

STATE OF Tennessee

COUNTY OF Davidson

I, _____, a Notary Public of the County and State first above written, do hereby certify that Josh S. Gravot and wife, Katherine M. Gravot personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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

Notary Public

My Commission Expires:

(SEAL)

ROSYN DUBRAY
STATE OF TENNESSEE
NOTARY PUBLIC

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800