This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060314

Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Send Tax Bills To:
Same as new owner

Davidson County DEEDWARR
Recvd: 06/12/06 10:41 2 pg:
Fees:13.00 Taxes:1096.68

20060612-0069458

New Owner is:
Shonda Marie York
845 Belton Drive
Nashville, TN 37205

MAP: 115-02
PARCEL: 51.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Mary S. Tippitt**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Shonda Marie York,** UNMARRIED, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 347 on the Plan of Brookmeade Subdivision, Section IX, as of record in Book 2331, pages 34 and 35, Register's Office for said County.

Said Lot No. 347 fronts 116 feet on the south side of Belton Drive and extends back between lines, 384.7 feet on the easterly side and 386.4 feet on the westerly side to a dead line in the rear, measuring 117 feet thereon.

Being the same property conveyed to Mary S. Tippett from Jack Anthony Thomas and wife, Michele Burhard Thomas by Warranty Deed dated June 30, 1979, recorded 07/03/79, in Book 5459, page 259, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

Mary T
Sellers Init.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of May, 2006.

GRANTOR:

Mary S. Tippitt

Mary S. Tippitt

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Mary S. Tippitt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 8th day of May, 2006.

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Melissa L. Sanders
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 19, 2008

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $296,400.00.

Affiant

SWORN TO and subscribed before me this 8th day of May, 2006

Melissa L. Sanders
NOTARY PUBLIC

MELISSA L. SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires:

MY COMMISSION EXPIRES JULY 19, 2008