File No. 260600839

WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/28/06 13:09 3 pgs
Fees:18.00 Taxes:481.00

20060628-0077388

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aikiesha N. Shelby	Bank of America	081-03-0-062.00
(NAME)	(NAME)	
1408 Walsh Street	P.O. Box 650071	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Dallas, TX 75265-0071	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edghill Christopher and wife, Vonetta A. Rougier,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aikiesha N. Shelby, unmarried,** HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 27 on the Plan of H. N. Myers Plan of Lots, as shown by plat of record in Plat Book 21, Page 48, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Edghill Christopher and wife, Vonetta A. Rougier by deed from Joseph D. Freeman of record in Instrument No. 200402200019825, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 1408 Walsh Street, Nashville, TN 37208
(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 GRANTEE(S), HER heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HER 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 21st day of June, 2006.

VONETTA A. ROUGIER

STATE OF New York
COUNTY OF Kings

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Vonetta A. Rougier, 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 at office this 21st day of June, 2006.

Commission expires: Dec 3, 2006

Notary Public

JAMES HANSHUMAKER
NOTARY PUBLIC State of New York
No. 01HA4975130
Qualified in Suffolk County
Commission Expires Dec. 3, 20 06

File Number: 260600839

RETURN TO:
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

Witness my/our hand(s) this 21st day of June, 2006.

Edghill Christopher

Edghill Christopher

STATE OF Georgia

COUNTY OF Henry

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Edghill Christopher, 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 at ~~Hiltonia~~ Riverdale, Georgia, this 6/21/2006.

My Commission Expires: _____

Notary Public

KATHY E. BROWN
NOTARY PUBLIC
HENRY COUNTY, GEORGIA
MY COMMISSION EXPIRES
MAY 18 2008