WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3735 N Mt Juliet Rd

STE 202

Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Shell	Gregory Shell	164-13A-36
(NAME)	(NAME)	
4212 Shagbark Trail	4212 Shagbark Trail	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(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, Jeffrey Peter Checko, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Shell, unmarried, 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. 55 on the Final Plat, Phase Three, Treehaven Subdivision, as shown by plat appearing of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Jeffrey Peter Checko, an unmarried man, by deed of record in Instrument No. 20051115-0137816, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Jeffrey Peter Checko by Scott W. Caron as his Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20060810-0098612, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4212 Shagbark Trail, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 08/10/06 12:37 2 pgs
Fees:13.00 Taxes:832.50
20060810-0098613

Witness my hand this 30th day of June, 2006.

Jeffrey Peter Checko by Scott W. Caron his attorney in fact

Jeffrey Peter Checko by Scott W. Caron his Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this the 30th day of June, 2006, before me personally appeared Scott W. Caron, the person who executed the foregoing instrument on behalf of Jeffrey Peter Checko and who acknowledged that he executed the same as the free act and deed of the said Jeffrey Peter Checko, through Power of Attorney granted him by the said Jeffrey Peter Checko.

Witness my hand and official seal at Nashville, Tennessee this 30th day of June, 2006.

Commission expires:
2/22/2010

Maryanne Gould STATE OF TENNESSEE NOTARY PUBLIC

Maryanne Gould

Notary Public