Return to:
HARRIS TITLE & ESCROW, LLC
40 Burton Hills Blvd., Ste 150
Nashville, TN 37215

WARRANTY DEED

21870

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $281,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th DAY OF August, 2006.

(Affix Seal) Notary Public

My Commission Expires: 5/23/09

JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
BRENDA FRANKS HALE
HALE AND HALE, PLC
PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
J. Michael Schussele and wife, Shelly K. Schussele	Same	Map and Parcel 172050B13100CO
409 Carphilly Court		
Brentwood, TN 37027		

Davidson County DEEDWARR
Recvd: 08/16/06 12:22 2 pgs
Fees:13.00 Taxes:1041.55
20060816-0100976

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 consideration, the receipt of which is hereby acknowledged, GARY L. GILBERT AND WIFE, LYNDA L. GILBERT, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do hereby transfer and convey unto J. MICHAEL SCHUSSELE AND WIFE, SHELLY K. SCHUSSELE, hereinafter called the GRANTEE(S), 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, Tennessee, being Lot No. 17 on the Plan of Sterling Oaks, Phase III of record in Instrument No. 20001122-0115320, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Gary L. Gilbert and wife, Lynda L. Gilbert by warranty deed from Pulte Homes Tennessee, Limited Partnership of record in Instrument No. 20020819-0099696, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2006 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 172050B13100 CO.
b. All matters appearing on the Plan of Sterling Oaks, Phase III, of record in Instrument No. 20001122-0115320, Register's Office for Davidson County, Tennessee.
c. Restrictions of record in Instrument No. 20001214-0123042, Register's Office for Davidson County, Tennessee.
d. By-Laws of record in Instrument No. 20001214-0123043, Register's Office for Davidson County, Tennessee.
e. Charter of Homeowner's Association of record in Instrument No. 20001214-0123041, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 409 Carphilly Court, Brentwood, Tennessee 37027.

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), their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEE(S) that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 August, 2006:

Gary L. Gilbert by Lynda L. Gilbert, his attorney in fact

Gary L. Gilbert by Lynda L. Gilbert,
His Attorney in Fact

Lynda L. Gilbert

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the authorized undersigned, a Notary Public in and for said County and State, the within named LYNDA L. GILBERT, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2006.

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2006, before me personally appeared Lynda L. Gilbert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Gary L. Gilbert, and who acknowledged that she executed the same as the free act and deed of said Gary L. Gilbert by virtue of the Power of Attorney, duly executed by the said Gary L. Gilbert and appearing of record in Instrument No. 20060816 0100975, of the Register's Office for Davidson County, Tennessee.

Witness my hand this 15th day of August, 2006, in Nashville, Tennessee.

Notary Public

My Commission Expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010