Davidson County DEEDWARR
Recvd: 12/29/06 13:53 2 pgs
Fees:13.00 Taxes:443.63

20061229-0160902

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $119,900.00

Affiant

CAROL A. CLAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this 19 day of December, 2006.

Carol A. Clawson
Notary Public
My commission expires: 3-20-10

05-0612-63288

Address of New Owner:	Send Tax Bills to:	Tax Information
Jeannette Flores 913 Stoneview Court Antioch TN 37013	New Owner	165-13-0-024

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Thomas C. Sheffield, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jeannette Flores, hereinafter called the Grantees, their successors 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. 143, on the Plan of Peppertree Forest, Section 2, of record in Book 7900, Page 176, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas C. Sheffield, unmarried by deed from Marcus L. Woods and wife, Tamiko W. Woods, dated August 31, 1995, recorded September 1, 1995, of record in Book 9781, Page 582, Register's Office for Davidson County, Tennessee.

Regina Sheffield, spouse of Thomas C. Sheffield, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 913 Stoneview Court, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 19th day of December, 2006.

Thomas C. Sheffield

Regina Sheffield

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Thomas C. Sheffield and Regina Sheffield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19TH day of December, 2006.

State of Tennessee at Large

My Commission expires
5/22/2010

