This instrument prepared by:
TrustLand Title & Escrow, LLC
475 Metroplex Drive Suite 208
Nashville, TN 37211
615-522-0358
File No.: **A06-1131**

Davidson County DEEDWARR
Recvd: 01/02/07 15:40 2 pgs
Fees:13.00 Taxes:486.55
20070102-0000658

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **Torina Chevelle McCord, unmarried, ("Seller"),** has bargained and sold, and by these presents does transfer and convey unto Shirley Pettus, unmarried, and Buyer's successors and assigns all of Seller's interest in a certain tracts of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being lot 125, HERON WALK, PHASE TWO, SECTION FOUR, as shown on plat of record in Plat Book 9700, Page 687, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Torina Chevelle McCord, unmarried by Warranty Deed from Allen Earps Builders, LLC, recorded on the 3rd day of February, 1999 in Deed Book 11325, Page 479, in the Register's Office of Davidson County, Tennessee.

This conveyance is made 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.

Parcel ID # **052-8-A 272.00 CO**
☒ Improved OR
☐ Unimproved property located at: **804 Seashell Cove, Nashville, TN 37115**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Witness our hands on this the **27th** day of **December, 2006.**

Torina McCord
Torina McCord

STATE OF **Tennessee** COUNTY OF **Davidson**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Torina McCord** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal on this the **27th** day of **December, 2006.**

Rita B Mitchell
Notary Public

My Commission Expires: 6-17-07

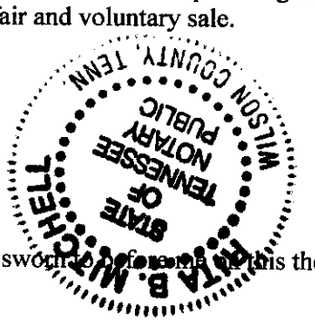
RITA B. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.

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STATE OF **Tennessee**

COUNTY OF **Davidson**

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$131,500.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.



Affiant

Subscribed and sworn to (or affirmed) before me this the **27th** day of **December, 2006.**

Notary Public

My Commission Expires: 6-17-07

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Owner's Name: **Shirley Pettus**

and Address: **804 Seashell Cove, Nashville, TN 37115**

Mail tax bills to, Homecomings Financial Network
2101 Rexford, Suite 250W
Charlotte, NC 28211
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