Davidson County DEEDWARR
Recvd: 02/28/07 15:30 2 pgs
Fees:28.00 Taxes:624.19

20070228-0024944

39B

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**3815 Cleghorn Ave., Suite 102**
**Nashville, TN 37215**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or value, whichever is greater, for this transfer is $168,700.00**

**Affiant**

**Subscribed and sworn to before me, this 23rd day of February, 2007.**

**Notary Public**
**My commission expires:** 5/22/10

**03-0702-34468**

| **Address of New Owner:** | **Send Tax Bills to:** | **Tax Information** |
|---|---|---|
| Mary S. Tilley<br>219 New Sawyer Brown Road<br>Nashville TN 37221 | American Home Mtg<br>7100 Commerce Way Ste 250<br>Brentwood TN 37027 | 128-10-0-107 |

## 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, Jennifer Shannon Way, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Mary S. Tilley, 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. 205, on the Plan of Stacy Square, Section 3, or record in Book 4175, Page 154, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Matthew Christopher Way and wife, Jennifer Shannon Way, by deed from John Paul Grubbs and wife, Cindy Lee Grubbs, dated 2-25-00, recorded 3-2-00, in Instrument No. 20000302-0020786, Register's Office for Davidson County, Tennessee. Matthew C. Way and Jennifer S. Way were divorced by Final Decree of the Fourth Circuit Court for Davidson County, Tennessee, Docket No. 01D-1538. Matthew Christopher Way conveyed his interest in subject property to Jennifer Shannon Way by quitclaim deed of record in Instrument No. 20051004-0119307, Register's Office for Davidson County, Tennessee.
>
> 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 219 New Sawyer Brown Road, Nashville, TN 37221

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 23rd day of February, 2007.

Jennifer Shannon Way

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 23rd day of February, 2007.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09