RECORD AND RETURN TO:
Venture Title & Escrow, Inc.
3027 Highway 31 W
White House, TN 37188
VTE File No. 270400822

Davidson County DEEDWARR
Recvd: 05/01/07 15:25 2 pgs
Fees:13.00 Taxes:479.15
20070501-0052022

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,500.00.

Affiant

ERINN MARKHAM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMM. EXP. 1-3-11

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of April, 2007.

Notary Public

My Commission Expires: _____

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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ADDRESS NEW OWNER(S) AS FOLLOWS:
Ashley Counce, single women

1150 Ardee Avenue
Nashville, Tennessee 37216

SEND TAX BILLS TO:
~~NEW OWNER~~ Taylor, Bean & Whitaker Mortgage Corp.
1417 N Magnolia Ave.
Ocala, FL 34475

MAP-PARCEL NUMBERS:
Map 61-15
120

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Sherry Robinson now known as Sherry Choate, married hereinafter referred to as Grantors, hereby transfers and conveys to Ashley A. Counce, single women, hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 21 of Block "B" on the map of the Re-subdivision of Sunnymeade, as shown by plat of record in Plat Book 974, Pages 56 and 57, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

This same property conveyed to Sherry Robinson, now know as Sherry Choate, married by deed of record in Instrument No. 20010920-011736, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 974, Pages 56 and 57, Register's Office of said County.

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.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 1150 Ardee Avenue, Nashville, TN 37216.

**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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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.

Witness my hand this 30th day of April, 2007.

Chris Choate join in this conveyance to convey any and all marital interest he may have in subject property.

Chris Choate

Sherry Choate

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Chris Choate and Sherry Choate, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2007.

My Commission Expires: 11/8/09

Notary Public

K. THOMAS SIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV 8 2009

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