Davidson County DEEDWARR
Recvd: 05/22/07 08:40 2 pgs
Fees:13.00 Taxes:765.90
20070522-0060760

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
James Wilkerson, Jr., et ux
4232 Rachel Donelson Pass
Hermitage, TN 37076

MORTGAGEE

SEND TAX BILLS
New Owner

MAP-PARCEL:
075-11-0-A-102.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Shawn R. Chuska and wife, Misty F. Chuska,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **James Wilkerson, Jr. and wife, Sheranda Wilkerson,** hereinafter called the Grantees, their heirs 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. 128 on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument Number 200201230009310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawn R. Chuska, an unmarried person and Misty F. McGee, an unmarried person by deed from George M. Baker, Jr. an unmarried person of record in Book 20050121-0007848, Register's Office for Davidson County, Tennessee.

Misty F. Chuska and Misty F. McGee are one and the same person.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 10337, Page 102; Charter of record in Book 1114, page 771; Subject to an easement of record in Book 10613, page 652 and in Instrument # 200311060163196; Subject to By-Laws of record in Book 10337, page 123; easements, covenants and conditions as shown on the plan of record in Instrument Number 200201230009310, Register's Office, Davidson, County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **4232 Rachel Donelson Pass Hermitage, TN 37076.**

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 we do covenant with the said Grantees that we are 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 we do further covenant and bind ourselves, our 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 our hands this 15th day of May, 2007.

Shawn R. Chuska

Misty F. Chuska

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Shawn R. Chuska and wife, Misty F. Chuska, the bargainor(s) 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 15th day of May, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12.15.07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is **$207,000.00.**

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2007.

NOTARY PUBLIC

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 7-14-07