File No. 270500964

# WARRANTY DEED

Mandy Alsup
State of Tennessee Notary Public
Wilson Co.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/9/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 05/29/07 15:23 2 pgs
Fees:13.00 Taxes:209.05
20070529-0063614

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeannie Timmons | Jeannie Timmons | Map 162090A10500 |
| (NAME) 5510 Country Drive 105 | (NAME) Same | |
| (ADDRESS) Nashville, TN 37211 | (ADDRESS) , | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Shelley Murrell, Sole Heir at Law, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeannie Timmons, unmarried Cynthia L. Jones, Married, one half undivided interest each, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Townhouse No. 105, on the Plan of Hickory Valley Condominiums, Phase 2, as shown by plat of record in Plat Book 4460, Page 133, 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.

Being the same property conveyed to Joel E. Murrell and wife, Kimberly F. Murrell by deed from Michael F. Artman and wife, Melinda Artman of record in Deed Book 6216, page 81, Register's Office for said County. And further conveyed to Joel E. Murrell by Quitclaim deed from Kimberly F. Murrell of record in Deed Book 6718, page 608, Register's Office for said County. The said Joel E. Murrel having since died in testate on October 10, 2006, leaving Shelley Murrell as sole heir at law.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further 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.

unimproved ☐

This is improved ☒ property, known as 5510 Country Drive 105, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hands this 25th day of May, 2007.

Shelley Murrell by Stacy Borruso, her attorney in fact

Borruso as Atty-in-fact

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stacy Borruso, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Shelley Murrell, as her Attorney In Fact, under Power of Attorney bearing Inst. No. 20070529006361 3, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Shelley Murrell, under said Power of Attorney.

Witness my hand and official seal at office in Mt. Juliet, Tennessee, this the 5/25/2007.

My Commission Expires: April 7 2009

Laura A Moore
Notary Public

**File Number: 270500964**

**RETURN TO:**
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

