Return To:
Company
ark Drive
350
Brentwood, TN 37027
4070

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Davidson County DEEDWARR
Recvd: 06/07/07 15:27 2 pgs
Fees:13.00 Taxes:743.70
20070607-0068560

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $201,000.00 .

Affiant

Subscribed and sworn to before me this 24th day of May, 2007.

Notary Public
My Commission Expires ~~01/26/08~~ 7/27/10

DANA L. AUSTIN NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY TENN.

07-1089

Address of New Owner:	Send Tax Bills to:	Tax Information:
Tiffany Curtiss	New Owner	108-12-0-B
3441 Harborwood Circle		184.00CO
Nashville, TN 37214		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **David T. Shelton and wife, Judy A. Shelton**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tiffany Curtiss, unmarried, and Carl Diebold, unmarried**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee being Lot No. 136 on the Plan of Phase 1-A, Section 6, Harborview, of record in Book 7900, page 645, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David T. Shelton and wife, Judy A. Shelton by deed from Robert Alan DeBaecke and wife, Deborah Fehr DeBaecke, dated March 27, 2006, of record in Instrument no. 20060404-0038300, Register's Office for Davidson County, Tennessee.

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

This is improved property located at **3441 Harborwood Circle, Nashville, TN 37214.**

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 24th day of May, 2007.

David T. Shelton

Judy A. Shelton by David T. Shelton attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **David T. Shelton**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of May, 2007.

Notary Public

My Commission Expires: 01/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public, in and for said county and state, the within named David T. Shelton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Judy A. Shelton and that he is authorized by Judy A. Shelton to execute this instrument on her behalf.

Witness my hand and seal at Williamson County, Tennessee, this 24th day of May, 2007.

Notary Public at Large

My Commission Expires: 1/26/08

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE