Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

Davidson County DEEDWARR
Recvd: 08/23/07 08:15 2 pgs
Fees:13.00 Taxes:314.13
20070823-0100573

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

ADDRESS NEW OWNER
Stephen Gabbard
909 Elliston Street
Old Hickory, TN 37138

MORTGAGEE
Regions Mortgage
601 S. Court
Montgomery, AL 36104

SEND TAX BILLS
MORTGAGEE

MAP-PARCEL:
MAP 044-15-0,
PARCEL 104.00

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, I/we, **Valerie L. Shockley, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Stephen Gabbard and wife, Courtney Gabbard,** 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:

Being Lot No. 52 on the plan of The Village of Old Hickory, Section D, as of record in Plat Book 1424, Page 65, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Valerie L. Shockley, unmarried by deed from Eura B. McCorkle, a widow, dated December 16, 1998 and of record in Book 11257, Page 213, Register's Office for Davidson County, Tennessee.

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 1910, Page 120; easements, covenants and conditions as shown on the plan of record in Plat Book 1424, Page 65, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

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

This is improved property known as: **909 Elliston Street Old Hickory, TN 37138.**

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 20th day of August, 2007.

Valerie L. Shockley

Valerie L. Shockley

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Valerie L. Shockley, unmarried, 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 20th day of August, 2007.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-10-07

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $84,900.00.

AFFIANT

Subscribed and sworn to before me this 20th day of August, 2007.

NOTARY PUBLIC

TRACY A. HOBBY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 12/21/09