Davidson County DEEDQC
Recvd: 09/27/07 08:46 2 pgs
Fees:12.00 Taxes:0.00
20070927-0115053

# QUITCLAIM DEED

| THIS INSTRUMENT PREPARED BY<br>Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201 (615) 353-0930 | | |
|---|---|---|
| ADDRESS OF NEW OWNER(S) AS FOLLOWS:<br>**Bobby W. Shelton**<br>**3672 Chesapeake Drive**<br>**Nashville, Tennessee37207** | SEND TAX BILLS TO:<br>Homecomings Financial<br>2101 Rexford Rd. Ste. 250W<br>~~SAME~~<br>Charlotte, NC 28211 | MAP-PARCEL NUMBERS:<br>**50-11;144.00** |

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

**SHEILA M. SHELTON,**

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

**BOBBY W. SHELTON,**

HEREINAFTER called the GRANTEE, his 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. 118 on the plan of Section Two, Timberwood Estates, of record in Book 6250, Page 882, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Bobby W. Shelton and Sheila M. Shelton, husband and wife, by warranty deed from Knutson Mortgage Corporation, of record in Book 10402, Page 587, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 5828, Page 293, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is improved property known as **3672 Chesapeake Drive, Nashville, Tennessee 37207.**

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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS MY HAND** this the 13 day of Sept., 2007.

Sheila M. Shelton
**SHEILA M. SHELTON**

STATE OF TENNESSEE
COUNTY OF Davidson

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **SHEILA M. SHELTON,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

**WITNESS MY HAND AND NOTARIAL SEAL** at office in the State and County aforesaid, this the 13th day of September, 2007.

TARA HAWLEY
STATE OF TENNESSEE
NOTARY PUBLIC

Tara Hawley
NOTARY PUBLIC
My Commission Expires:

My Commission Expires SEPT. 19, 2009

**AFFIDAVIT**

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

Lisa Fikuerg
AFFIANT

Sworn to and subscribed to before me this 13th day of September, 2007.

TARA HAWLEY
NOTARY PUBLIC
DAVIDSON COUNTY

Tara Hawley
NOTARY PUBLIC

My Commission Expires:

My Commission Expires SEPT. 19, 2009