Davidson County DEEDWARR
Recvd: 09/28/07 10:46 2 pgs
Fees:13.00 Taxes:592.00
20070928-0115709

This Instrument Prepared By:
Title Enterprise Service Company, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
2070416

Return to:
TITLE ENTERPRISES, LLC
320 Seven Springs Way
Suite 150
Brentwood, TN 37027

Send Tax Bills To:
First Tennessee Home Loans
P.O. Box 7481
Springfield, OH 45501

New Owner is:
Courtney E. Coffey
2704 Fleet Drive
Hermitage, TN 37076

MAP: 086-14-0B-076.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Dana C. Shelton and husband William C. Shelton**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Courtney E. Coffey, an unmarried person**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **2704 Fleet Drive, Hermitage, TN 37076**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 26, on the Plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dana C. Shelton and husband, William C. Shelton, as joint tenants with right of survivorship, from Dana C. Mitchell and William C. Shelton, both unmarried as joint tenants with right of survivorship by Quitclaim Deed dated August 15, 2001 and recorded August 23, 2001 in Instrument No. 20010823-0091092, Register's Office for Davidson County.

This conveyance is subject to Restrictions of record in Book 7170, page 987 and Book 7628, page 6; By-Laws of record in Book 7171, page 4; Easements of record in Book 7107, page 408; and all matters of record on plat in Plat Book 6900, pages 738 and 739, Register's Office for Davidson County.

WCS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of September, 2007.

GRANTOR(S):

DANA C. SHELTON

WILLIAM C. SHELTON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Dana C. Shelton and husband William C. Shelton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of September, 2007.

NOTARY PUBLIC
My Commission Expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$160,000.00**.

AFFIANT

SWORN TO and subscribed before me this 26th day of September, 2007.

NOTARY PUBLIC
My commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 20, 2008
STATE OF TENNESSEE