Davidson County DEEDWARR
Recvd: 10/30/07 08:10 2 pgs
Fees:13.00 Taxes:797.22

20071030-0127681

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,464.00

Cheryl Mote
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2007.

Lynda L King
NOTARY PUBLIC

My Commission expires:
2-21-2011

LYNDA L. KING NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
THOMAS K. SHUMAN and PAMELA D. SHUMAN	Same	Map:172-15A Parcel:35.00CO
(NAME) 3509 Cobble Street	(NAME)	Map: Parcel:
(ADDRESS) Nashville, TN 37211	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 07090171

Warranty Deed

For and in Consideration Of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CHRISTY MITCHELL NOW KNOWN AS CHRISTY PATTERSON, married

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

THOMAS K. SHUMAN and wife, wife, PAMELA D. SHUMAN wife,

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, TN, being Lot No. 45 on the Plan of Holt Woods, Section Three, of record in Plat Book 7900, page 977, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert A. Mitchell and Christy D. Troglen, as tenants in common with the right of survivorship by deed from Claridge Builders Co., LLC of record in Book 10334, page 485, dated January 30, 1997, Register's Office for Davidson County, Tennessee. Also being the same property further conveyed to Christy Mitchell by deed of record as Instrument No. 20030204-0015475, dated February 4, 2003, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HER SPOUSE OR DEPENDENTS.

This conveyance is made subject to the following:

1. All matters shown on the Plan of Record in Book 7900, page 977, said Register's Office; all other easements, setback lines and notes, to which plan reference is hereby made.

2. All matters shown on the plan of P.U.D. Boundary Addition to Bradford Hills, of record in Plat Book 7900, page 668, said Register's Office.

3. Restrictions of record in Book 9570, page 22, and Book 9693, page 68, said Register's Office.

This is improved property known as 3509 COBBLE STREET, Nashville, Tennessee 37211

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 24 day of October, 2007

CHRISTY PATTERSON

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named CHRISTY PATTERSON the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at the office this 24th day October, 2007 .

NOTARY PUBLIC

My Commission expires:

BRANDY K. PIRK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010