PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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W & I Ref:(db) Title No: 49027
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/05/07 12:01 2 pgs
Fees:13.00 Taxes:1128.50
20071105-0130236

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Marvin W. Shaw<br>2600 Arlington Avenue, South #83<br>Birmingham, Alabama 35205 | SAME |

**TAX MAP-PARCEL NUMBERS:** 131050C11400CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$305,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sharon Eva Cantrell, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marvin W. Shaw** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A condominium apartment in Davidson County, Tennessee, being Unit No. 114 of The Hillsborough Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 6250, Page 699 and as further set out as Exhibit "B" to the Master Deed in Book 6822, Page 721 Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Sharon Eva Cantrell by deed from Robert C. Lee of record in Book 9339, Page 923 dated and executed on April 21, 1994 and recorded on May 10, 1994 in the Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan of record in Book 6250, Page 699 and as further set out as Exhibit "B" to the Master Deed in Book 6822, Page 721 said Register's Office, shows an owner's certificate, minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description; Subject to terms and conditions of storm water detention agreement by and between Hillsborough Harding Joint Venture and the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6702, Page 330 said Register's Office; The provisions of the condominium Master Deed of record in Book 6822, Page 721, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

**This is improved property, known as: 114 Forest Place Circle, Nashville, Tennessee 37215.**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 2nd day of November 2007.

Sharon Eva Cantrell _____

**Sharon Eva Cantrell**

**State of TENNESSEE**

**County of DAVIDSON**

On this 2nd day of November, 2007 before me the undersigned authority, personally appeared Sharon Eva Cantrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

_____
Notary

**State of TENNESSEE**

**County of DAVIDSON**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $305,000.00.

_____
Affiant

Sworn and subscribed before me this the 2nd day of November, 2007.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

_____
Notary Public