Davidson County DEEDWARR
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Fees:13.00 Taxes:555.00

20080107-0002012

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Affiant Subscribed and sworn to before me on this 4th day of January, 2008 Notary Public MY COMMISSION EXPIRES: 7-21-10

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

This Instrument Was Prepared By:
W.G. WEAVER TITLE AND ESCROW
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberley J. Shafer	SUNTRUST MORTGAGE, INC.	
(NAME)	(NAME)	
517 Annex Avenue	201 4th Avenue North, 6th Floor	Map and Parcel 090-12-0-111.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Neil J. Livingston and wife, Anne M. Livingston, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kimberley J. Shafer, unmarried, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land, described as follows:

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

Being Lot No. 122 on the Plan of Charlotte Park Subdivision, Section II, as of record in Book 2663, Pages 22 and 23, Register's Office for said County. Said Lot No. 122 fronts 68.0 feet on the northwesterly side of Annex Avenue and extends back 149.6 feet on the southwesterly line and 149.5 feet on the northeasterly line to a line in the rear on which it measures 68.0 feet.

Being the same property conveyed to Neil J. Livingston, married, by Warranty Deed from Thomas Mangum and wife, Betty J. Mangum, dated June 8, 2004, of record in Instrument No. 20040616-0071086, Register's Office for Davidson County, Tennessee.

Anne M. Livingston joins in the execution of this document to convey any marital interest she may have.

This is improved property known as 517 Annex Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind herself, her successors and representatives, to warrant and forever defend the title to said land to said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 4th day of January, 2008.

Neil J. Livingston

Anne M. Livingston

STATE OF Wyoming
COUNTY OF Johnson

I, Trudy Thorburn a Notary Public of the County and State aforementioned, do hereby certify that Neil J. Livingston and Anne M. Livingston personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 4th day of January, 2008.

Trudy Thorburn Asst Deputy Clerk
Notary Public

My Commission Expires: 1-3-2011

