Davidson County DEEDWARR
Recvd: 01/08/08 09:02 2 pgs
Fees: 13.00 Taxes: 865.80
20080108-0002131

Warranty Deed

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $234,000.00.

UTC NOTARY Affiant

Subscribed and sworn to before me, this the 4th day of January, 2008.

Affiant Notary Public

My commission expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Helen Marley Fields	Helen Marley Fields	Map: 72-4
1434 Shelton Avenue	1434 Shelton Avenue	Parcel: 53
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMIE S. PILLSBURY AND DESIREE PILLSBURY, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HELEN MARLEY FIELDS, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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. 3, Block "E" on the Plan of Inglewood Golf Club Subdivision, of record in Book 843, page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jamie S. Pillsbury and Desiree C. Delahoussaye, as tenants in common, with right of survivorship by deed from Ernest J. Szugyi and wife, Diane A. Szugyi of record in Instrument No. 20040224-0020743, in the Register's Office for Davidson County, Tennessee, dated February 20, 2004; and quitclaimed to Jamie S. Pillsbury and Desiree Pillsbury, husband and wife by Quitclaim Deed from Jamie S. Pillsbury and Desiree C. Delahoussaye, as tenants in common, of record in Instrument No. 20060629-0077734, said Register's Office, recorded June 29, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1434 Shelton Avenue, Nashville, TN 37216.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of January, 2008.

Jamie S. Pillsbury

Desiree Pillsbury

STATE OF TN
COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jamie S. Pillsbury and Desiree Pillsbury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Melissa Farrow
Notary Public

MY COMMISSION EXPIRES:
November 18, 2009

My Commission Expires: _____

MELISSA FARROW
STATE
OF
TENNESSEE
NOTARY
PUBLIC
HAMILTON COUNTY