Davidson County DEEDWARR
Recvd: 01/24/08 09:42 2 pgs
Fees:13.00 Taxes:177.60

20080124-0007468

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

FROM: Deborah B. Daniel and Sandra B. Wheeler, Grantors
TO: Troy Shafer, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Troy Shafer 2204 Hermosa Street Nashville, TN 37209	Same as Owner	092-07-0-010.00

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $48,000.00.

Affiant

Subscribed and sworn to before me this the 3rd day of Jan, 2007.

My commission expires: 5/24/08

NOTARY PUBLIC

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Deborah B. Daniel and Sandra B. Wheeler**, hereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Troy Shafer**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 4 on the Map of the Subdivision of Lot No. 4, of the Elizabeth Harding Lyle Tract, as of record in Minute Book 23, page 453, Chancery Court, at Nashville.

Said part of said lot fronts 48 feet on the North side of Hermosa Street and runs back between lines 166 1/2 feet on the west line and 162 1/2 feet on the east line to an alley, on which it extends 48 feet.

BEING the same property conveyed to Deborah B. Daniel, Sandra B. Wheeler and Christine Copeland Bass by quitclaim deed establishing a joint tenancy with rights of survivorship, recorded November 26, 2002 in Instrument No. 20021126-0146720, Register's Office for Davidson County, Tennessee; the said Christine Copeland Bass having since died.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, set

back lines, declarations, rights-of-way and easements of record, (4) building restrictions, and (5) other matters of public record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorata share thereof to Grantees who will be responsible for payment of said taxes.

The above-described property is improved property known as: 2204 Hermosa Street, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and defend the title to the said land to the said 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 3rd day of January, ~~2007~~ 2008

"GRANTORS"

Deborah B. Daniel

Sandra B. Wheeler 12.24.07 (Sent)

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named **Deborah B. Daniel**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 3rd day of January ~~2007~~ 2008

My commission expires: 5/24/08
{Seal}

Notary Public

~~**STATE OF** _____)~~
~~**COUNTY OF** _____)~~

Before me, the undersigned, ~~a Notary Public in and for State and County aforesaid~~ A SOLICITOR/LAWYER IN THE UNITED KINGDOM EMPOWERED TO ADMINISTER OATHS, personally appeared, the within named **Sandra B. Wheeler**, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at PRESTATYN, NORTH WALES ~~Tennessee~~ UNITED KINGDOM this 24th day of DECEMBER, 2007.

My commission expires: 31-10-2008
{Seal}

G LLOYD JONES (MR GWYN LLOYD JONES)
~~Notary Public~~ A SOLICITOR/LAWYER IN THE UNITED KINGDOM EMPOWERED TO ADMINISTER OATHS

GWYN LLOYD JONES
G. LLOYD JONES & CO.
SOLICITORS
83 HIGH STREET
PRESTATYN
LL19 9AP
NORTH WALES
UNITED KINGDOM