Return To:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 07/23/08 09:50 2 pg
Fees:13.00 Taxes:658.60

20080723-0075385

WARRANTY DEED

P-08-1657

STATE OF Tennessee
COUNTY OF Davidson

U080203

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,000.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF July, 2008.

Notary Public

MY COMMISSION EXPIRES: 7/27/10

(AFFIX SEAL)

DANA L. AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn J. Parker	~~New Owner~~ SunTrust Mortgage (NAME)	
1657 Comanche Run	P.O. Box 26149 (ADDRESS)	053-14-0A-083.00 CO
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Richmond, VA 23260-6159 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL SHELBY AND WIFE, JILL SHELBY, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KATHRYN J. PARKER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 71 on the plan of The Woods of Neely's Bend, Phase 2, of record in Instrument Number 20050707-0078328, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Michael Shelby and wife, Jill Shelby, by Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated December 29, 2005, of record in Instrument Number 20060103-0000355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1657 Comanche Run, Madison, Tennessee 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever 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 genders.

Witness my/our hand(s) this 16th day of July, 2008.

Michael Shelby

Jill Shelby

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Shelby and wife, Jill Shelby the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of July, 2008.

Notary Public

My Commission Expires: 5/8/2012

(SEAL)

SANDY MEYER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

~~RETURN TO:~~

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800