(1)

File No. 281000590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 06/27/09 (AFFIX SEAL)

JACKIE LAMBERT NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires June 27, 2009

mail to:

MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 11/10/08 11:42 2 pgs
Fees:13.00 Taxes:717.43

20081110-0111286

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julius M. Shook	Platinum Mortgage, Inc.	173-15-0-A-015.00 CO
(NAME) 200 Annesbury Lane	(NAME) 103 Spenryn Dr. Ste. B	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Madison AL 35758	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **I, Juanita Walton, Married, F/K/A Juanita Ashley**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Julius M. Shook, a single man**, hereinafter called the grantee(s), HIS 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. 15, on the Final Plat of Mill Run Subdivision, Phase 1, of record in Plat Book 11700, page 27 and page 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Juanita Ashley, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20011004-0107721, Register's Office for Davidson County, Tennessee.

***David Walton joins in this conveyance to convey any and all of his marital interest in said property.**

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

Taxes for the year 2009, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee.

Restrictive covenants of record in Book 11675, Page 472, Instrument No. 20000215-0015152, Instrument No. 20020701-0079016 and in Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.

Charter of Homeowner's Association as shown of record in Instrument No.19991207-0300674, Register's Office for Davidson County.

Transmission Line Easement to Columbia Gulf Transmission Company of record in Book 3933, Page 359, Register's Office for Davidson County, Tennessee.

Sewer Easement to Metropolitan Government of Nashville of record in Book 10448, Page 188, Register's Office for Davidson County, Tennessee.

Stormwater Easement to Metropolitan Government of Nashville of record in Instrument No. 20010405-0033586, Register's Office for Davidson County, Tennessee.

Landscape Easement to Metropolitan Government of Nashville of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.

Conservation Greenway Easement to Metropolitan Government of Nashville of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

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, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **200 Annesbury Lane, Antioch, TN 37013**

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 31st day of October, 2008.

Juanita Walton

David Walton

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Juanita Walton and David Walton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of October, 2008.

Commission expires: 10/10/09

Notary Public

File Number: 281000590

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064