BILL GARRETT, Davidson County
Trans: T20090047110 DEEDWARR
Recvd: 07/14/09 09:32 5 pgs
Fees: 28.00 Taxes: 703.00

20090714-0065606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $190,000.00 (One Hundred Ninety Thousand).

AFFIANT

Subscribed to and sworn before me this 3rd day of July, 2009.

NOTARY PUBLIC My COMMISSION EXPIRES:

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
(NOTARY SEAL)
My Commission Expires JAN. 7, 2013

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
2309 Crestmoor Road, Suite 300, Nashville, TN. 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Dorcas P. Shackelford 269 Harbor Village Drive Madison,TN 37115	Guaranty Trust Company 315 Robert Rose Blvd. Murfreesboro, TN 37129	Map 34-7-A Parcel 74CO

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **THE ESTATE OF GLORIA J. DRAKE KENNETH ADGATE AND RITA ADGATE, CO-EXECUTORS AND THE HEIRS OF THE ESTATE OF GLORIA J. DRAKE, DEBRA LEE CONSIDINE, LORI JUNE JONES AND KRISTI RENEE KOWACH,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **DORCAS P. SHACKELFORD, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 56 of Harbor Village, Phase VI, Revision 1, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Harbor Village, Phase IV, Revision 1 of record in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, and as corrected in Instrument No. 20050729-0088636, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the reigme and buildings thererof; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.
Being the same property conveyed to Gloria J. Drake by deed from Newmark Homes, LP of record in Instrument No.20050216-0017510 in the Register's Office for Davidson County, Tennessee.
The said Gloria J. Drake having since died August 4, 2008. Pursuant to the Last Will and Testament of Gloria J. Drake of record as Docket No. 08P-1823, Probate Court for Davidson County, Tennessee, subject property is now vested in the Trustees of the Gloria J. Drake Living Trust.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 269 HARBOR VILLAGE DRIVE MADISON,TN37115

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number:

GTR File: 2006

WITNESS, this 3rd day of July, 2009

Estate of Gloria J. Drake

BY: Kenneth Adgate, Co-Executor

BY: Rita Adgate, Co-Executor

State of California
County of San Joaquin

On 7-3, 2009 before me, David A. Derus, Notary Public, personally appeared KENNETH ADGATE & RITA ADGATE,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

DAVID A. DERUS
COMM. #1666816
NOTARY PUBLIC-CALIFORNIA
SAN JOAQUIN COUNTY
COMM. EXPIRES MAY 14, 2010

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rita Adgate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Co-Executor of The Estate of Gloria J. Drake, and in his capacity as such Co-Executor, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____, _____ on this the _____ day of July, 2009.

_____
Notary Public

My Commission Expires:

_____

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 269 HARBOR VILLAGE DRIVE MADISON,TN37115

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 30th day of June, 2009

Debra L. Considine

Debra Lee Considine

STATE OF TENNESSEE)
COUNTY OF Davidson)

On this 30th day of June, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Debra Lee Considine with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30th day of June, 2009.

Deborah Tubbs

Notary Public

Commission Expires: _____

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires AUG 28 2011

LTSR Number:

GTE File: 2005

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **269 HARBOR VILLAGE DRIVE** **MADISON,TN37115**

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 30 day of June, 2009

~~Debra Ann Goodine~~ LORI JUNE JONES

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF DAVIS

On this 30 day of June, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Debra Ann Goodine~~ *Lori June Jones with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30 day of June, 2009.

Notary Public

Commission Expires: 7/25/2010

KRISTIN McCLEARY
Notary Public State of Utah
My Commission Expires on:
July 25, 2010
Comm. Number: 565137

LTSR Number:

GTE File: 2005

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **269 HARBOR VILLAGE DRIVE** **MADISON,TN37115**

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), their 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), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 30 day of June, 2009

~~Debra Lee Goulding~~ KRISTI RENEE KOWACH

STATE OF ~~TENNESSEE~~ Utah
COUNTY OF Davis

On this 30 day of June, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared ~~Debra Lee Goulding~~ *Kristi Ren ee Kowach with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 30 day of June, 2009.

Notary Public

Commission Expires: 7/25/2010

KRISTIN McCLEARY
Notary Public State of Utah
My Commission Expires on:
July 25, 2010
Comm. Number: 565137