PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20090063059 DEEDWARR
Recvd: 09/15/09 11:20 2 pgs
Fees:13.00 Taxes:592.00
20090915-0086080



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50166
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Shawn Lemon<br>1150 Ardee Avenue<br>Nashville, Tennessee 37216 | Primary Capital Advisors, LC<br>1000 Parkwood circle #600<br>Atlanta, GA 30339 |

**TAX MAP-PARCEL NUMBERS:** 06115012000

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$160,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ashley A. Counce, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Lemon, a single man** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

**To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 21 of Block B on the Plan of Re-Subdivision of Sunnymeade of record in Book 974, Pages 56 and 57, Register's Office for said County.

SAID Lot No. 21 fronts 60 feet on the southerly margin of Ardee Avenue and extends back between parallel lines, with the westerly margin of Williams Terrace 140 feet to a dead line in the rear.

BEING the same property conveyed to Ashley A. Counce, single women by Warranty Deed from Sherry Robinson, now known as Sherry Choate, married dated April 30, 2007 and recorded on May 1, 2007 of record in Document No. 20070501-0052022, Register's Office for Davidson County, Tennessee.

Darren Pirolli, spouse of Ashley A. Counce joins in this conveyance solely to convey any an all marital interest he may have in subject property.

**Description Reference: Described according to (or by reference to) the recorded subdivision Plan.**

This conveyance is subject to: Taxes for 2009, and subsequent years; The Plan of record in Book 974, Pages 56 and 57, said Register's Office, shows an 8 foot easement for public utility purposes along the rear one of said lot.

**This is improved property, known as: 1150 Ardee Avenue, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 13th day of August, 2009.

**Ashley A. Counce** **Darren Pirolli**

**State of** TENNESSEE
**County of** DAVIDSON

On this 13th day of August, 2009 , before me the undersigned authority, personally appeared Ashley A. Counce and Darren Pirolli, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**My Commission Expires May 2, 2011**

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $160,000.00

Affiant

Sworn and subscribed before me this the 13th day of August, 2009

Notary Public

My Commission Expires: 7/16/11

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY