PREPARED BY (AND RETURN TO):


*WILKINS & IVEY*

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BILL GARRETT, Davidson County
Trans:T20090075111 DEEDWARR
Recvd: 11/03/09 15:56 2 pgs
Fees:13.00 Taxes:599.03
20091103-0101715



Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( DM ) Title No: 50254
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Angela N. Gimlin<br>2716 Spring Farm Court<br>Hermitage, Tennessee 37076 | new owner |

**TAX MAP-PARCEL NUMBERS:** 064160D20100CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$161,900.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Christopher J. Shelby and spouse, Melissa M. Shelby, hereinafter called the Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Angela N. Gimlin** 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. 145 on the Plan of Truxton Park, Section Four of record in Doc. No. 20020528-0064435, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Christopher J. Shelby and Melissa M. Shelby, by warranty deed from Brook Barzyk and Tisha Barzyk, husband and wife, dated Feb. 4, 2005 and recorded on Feb, 8, 2005 of record in Doc. No. 20050208-0014543, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Doc. No. 20020528-0064435 said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Doc. No. 20001030-0107559, Doc. No. 20020506-0055597, re-recorded in Doc. No. 20020718-0086907, By Laws in Doc. No. 20001101-0108604, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

**This is improved property, known as: 2716 Spring Farm Court, Hermitage, Tennessee 37076**

**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 30th day of October, 2009.

Christopher J. Shelby

Melissa M. Shelby

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

On this 30th day of October, 2009 , before me the undersigned authority, personally appeared Christopher J. Shelby and Melissa M. Shelby , 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.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: **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 $161,900.00

Affiant

Sworn and subscribed before me this the 30th day of October, 2009

My Commission Expires: 3/20/10

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public