WARRANTY DEED

File Number: 70773

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Melvin E Shelton Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2009.

RACHEL BELL
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: My Commission Expires May 6, 2013

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melvin Eugene Shelton, Jr.	Melvin Eugene Shelton, Jr.	080-04-0-083.00
(NAME) 3109 Doak Ave.	(NAME) 3109 Doak Ave.	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Mohawk, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melvin Eugene Shelton, Jr., HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

3109 Doak Avenue, Nashville, TN 37218 **Map & Parcel 080-04-0-083.00**

A parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Being part of Block 3 on the map showing G.T. Sheegog's Subdivision, Bordeaux, Tennessee, as of record in Book 421, page 191, Register's Office for Davidson County, Tennessee, being Lot no. 16 on an unrecorded plan of the subdivision of said Block 3, described according to a survey made by Erie Drake, County Surveyor, February 1, 1937, as follows:

Beginning in the center of Doak Avenue, at the southeast corner of the property conveyed to Earnest B. Dyer and wife, by deed from Loula McPherson and husband, of record in Book 1295, page 333, said Register's Office; thence with Dyer's Southerly Line westwardly 150 feet; thence, southwardly 58 feet; thence eastwardly 150 feet to the center of Doak Avenue, thence with the center of said avenue northwardly 54 ½ feet to the beginning.

Being the same property conveyed to GMAC Mortgage, LLC by Substitute Trustee Deed from Laura A. Grifka, as Substitute Trustee, of record on June 17, 2008, in Instrument Number 20080617-0062233, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohawk, LLC by Special Warranty Deed from GMAC Mortgage, LLC of record on August 22, 2008, in Instrument Number 20080822-0086455, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michelangelo McCallister and LeMore McGill, as joint tenants with right of survivorship by Quitclaim Deed from Mohawk, LLC, of record on March30, 2009, in Instrument Number 20090330-0028092, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mohawk, LLC, by Quitclaim Deed from Michelangelo McCallister and LeMore McGill, dated July 27, 2009, of record in Instrument Number 20090807-0074464, said Register's Office for Davidson County, Tennessee.

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

This is improved X property, known as 3109 Doak Ave., Nashville, TN 37218
(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.

BILL GARRETT, Davidson County
Trans:T20100004037 DEEDWARR
Recvd: 01/21/10 11:11 2 pgs
Fees:13.00 Taxes:259.00
20100121-0005232

Witness my hand this 29th day of December, 2009.

Mohawk, LLC

By: _____

Mohawk, LLC

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, Mohawk, LLC a Tennessee Limited Liability Company and its member with authority to execute this document named Michelangelo McCallister the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he was a member of Mohawk, LLC a Tennessee Limited Liability Company executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee this 29th day of December, 2009.

Commission expires:

My Commission Expires: May 6, 2013

RACHEL L. BELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____ Notary Public