BILL GARRETT, Davidson County
Trans:T20100017065 DEEDWARR
Recvd: 03/24/10 09:31 3 pgs
Fees:18.00 Taxes:1720.50
20100324-0021880

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
John A. Gaeto, III
101 Sheffield Ct.
Nashville, Tennessee 37215

SEND TAX BILL TO:
Farmington Financial Group, LLC
1912 21st Ave. S.
Nashville, TN 37212

MORTGAGEE:
Flagstar Bank, FSB
5151 Corporate Crive
Troy, MI 48098

MAP	**131-09**
GROUP	**B**
PARCEL	**1CO**

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jerry M. Wilkes and wife, Linda G. Wilkes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John A. Gaeto, III**, hereinafter called the GRANTEE, 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. 1 on the Plan of Sheffield Condominium, a condominium development, of record in Plat Book 5200, page 474, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Jerry M. Wilkes and wife, Linda G. Wilkes by deed dated from Ejebert J. Allen and Pearl C. Allen of record in Instr. 20001128-0116360, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **101 Sheffield Ct., Nashville, Tennessee 37215.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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 our hands this the **22nd** day of **March, 2010.**

Jerry M. Wilkes

Jerry M. Wilkes

Linda G. Wilkes

Linda G. Wilkes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jerry M. Wilkes and wife, Linda G. Wilkes**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of March, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $465,000.00.

AFFIANT

Subscribed and sworn to before me on this 22nd day
of March, 2010.

Kathy Snider

NOTARY PUBLIC

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

My Commission Expires: