BILL GARRETT, Davidson County
Trans:T20100018734 DEEDWARR
Recvd: 03/31/10 11:01 3 pgs
Fees:18.00 Taxes:1212.86



20100331-0023950

Box 44 **THIS INSTRUMENT PREPARED BY:** GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $327,800.00. Andrew C. Shillinglaw Affiant Subscribed and sworn to before me this 31st day of March, 2010. Notary Public My Commission Expires: My Commission Expires MAY 2, 2011

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Andrew C. Shillinglaw etux 103 Westover Ave Nashville, TN 37205	SAME	130-02-0-088.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. DENT SHILLINGLAW AND SUNNY S. ADAIR**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **ANDREW C. SHILLINGLAW AND WIFE, REBECCA R.**

SHILLINGLAW, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 76 and the southerly half of Lot No. 77 on the Map of the Bransford Realty Company's Belle Meade Golf Links Subdivision, of record in Book 421, pages 94 and 95, Register's Office for said County.

Said Lot No. 76 and the southerly ½ of Lot 77 front together 126.5 feet on the westerly side of Westover Drive and run back on the northerly line 210 feet to the easterly line of Lot No. 101, and measures 83 feet on said line, Lot No. 76 bounded on the south by Blackburn Avenue.

Being the same property conveyed to Richard P. Shillinglaw and wife, Wayne D. Shillinglaw by deed from James E. Ward and wife, Mildred Miller Ward, of record at Book 3134, page 57, Register's Office for said County; the said Wayne D. Shillinglaw having since died testate, a resident of Davidson County, Tennessee, predeceased by her husband, Richard P. Shillinglaw. By Executor's Special Warranty Deed subject property was conveyed by Executor of the Estate of Wayne D Shillinglaw to R. Dent Shillinglaw, Sunny S. Adair and Andrew C. Shillinglaw, as Co-Trustees of the Wayne D. Shillinglaw Revocable Trust, of record at Instrument No. 20100310-0018406, Register's Office for Davidson County, Tennessee. The said R. Dent Shillinglaw, Sunny S. Adair and Andrew C. Shillinglaw, as Co-Trustees of the Wayne D. Shillinglaw Revocable Trust conveyed subject property to Andrew C. Shillinglaw, R. Dent Shillinglaw and Sunny S. Adair of record in Instrument No. 20100311-0018724, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of any of the Grantors.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to Matters shown on the Plan of record in Book 421, pages 94 and 95, Register's Office for Davidson County, Tennessee.

This is improved property known as: 103 Westover Ave Nashville, TN 37205.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 31st day of March, 2010.

R. Dent Shillinglaw

Sunny S. Adair

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. DENT SHILLINGLAW**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **SUNNY S. ADAIR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of March, 2010.

Notary Public

My Commission Expires:

GEORGE V. CRAWFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 2, 2011