Send Tax Statements To:
New Owner

BILL GARRETT, Davidson County
Trans:T20100031951 DEEDWARR
Recvd: 05/27/10 11:24 2 pgs
Fees:13.00 Taxes:1036.00
20100527-0040915

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

Name and Address of New Owner:
Shane Wiseman
504 Appleseed Court
Antioch, TN 37013

Map and Parcel: 182-12-A-6 CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JULIAN GARDNER and wife, CHARHONDA GARDNER,** has this day bargained and sold and does hereby transfer and convey unto, **BETHLEHEM G. LINDLEY and SHANE W. WISEMAN, wife and husband**, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County of the State of Tennessee, being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 288 on the plan of Apple Valley, Section I, a Planned Unit Development, of record in Instrument No. 20020809-0096488, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julian Gardner and wife, Charonda Gardner, by deed from Michael McDaniel, Co-Executor and Frank Daniels, Co-Executor for the Estate of John C. Daniels, dated March 15, 2005, appearing of record in Instrument No. 20050322-0031275, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Instrument No. 20020724-0088783; By-Laws of Apple Valley Subdivision of record in Instrument No. 20020724-0088784; Charter for Apple Valley Subdivision of record in Instrument No. 20020724-0088782; Easement for Storm Water of record in Instrument No. 20020528-0064320; and to any and all matters shown on said plat and survey of record in Instrument No. 20020809-0096488; all of said Register's Office.

Current Warranty Deed has incorrect spelling of Charonda Gardner, correct spelling Charhonda Gardner, is one and the same person.

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

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said, **BETHLEHEM G. LINDLEY and SHANE W. WISEMAN, wife and husband,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2010 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, her heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 21st day of May, 2010.

Julian Gardner by Kendra Cooke
Julian Gardner
By: Kendra Cooke, Attorney in Fact
Attorney in Fact

Charhonda Gardner by Kendra Cooke
Charhonda Gardner
By: Kendra Cooke, Attorney in Fact
Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within named, **Kendra Cooke,** with whom I am personally aquainted and who acknowledged that she executed the foregoing instrument (Warranty Deed) for the purposes therein contained; and the said **Kendra Cooke,** to me known to be the person who executed the same as the free act and deed of the said **Julian Gardner and Charhonda Gardner**, and for the purposes therein contained by virtue of a Power-of-Attorney duly executed by the said **Julian Gardner and Charhonda Gardner**, and appearing of record in Instrument Number 20100527-0040914, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL in Davidson County, Tennessee, this the 21 day of May, 2010.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES FEBRUARY 18, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kendra Cooke
AFFIANT

SHERI L. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
COMMISSION EXPIRES FEBRUARY 18, 2013

SWORN to and subscribed before me,
this the 21 day of May, 2010.

Sheri L. Morgan
NOTARY PUBLIC
My Commission Expires: 2/18/13