BILL GARRETT, Davidson County
Trans:T20100069281 DEEDWARR
Recvd: 11/02/10 08:47 2 pgs
Fees:13.00 Taxes:351.50
20101102-0087503

This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
109 Kenner Avenue Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **10-1133**

WARRANTY DEED

THIS INDENTURE, made and entered into this **10/19/2010**, by and between **GuySkinny, LLC, a corporation**, parties of the first part, and **James Shanks, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Hermitage**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, Being Lot 17B, of on the Zone Lot Divsion of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel Square, Section One, as of record in Plat Book 6250, Page 539, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul E Wiegman by deed dated February 11, 1997 from Marion Thurman and Eva Thurman of record in Book 10346, page 350, said Register's Office and further conveyed to Guy Skinny LLC by deed dated April 14, 2010 from JPMorgan Chase Bank National Association of record as Instrument No. 20100507-0034863, said Register's Office.

This conveyance is made subject to:

Parcel ID # **75-7-249**
☒ Improved OR
☐ Unimproved property located at: **504 Highland View Drive, Hermitage, TN 37076**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

GuySkinny, LLC

STATE OF **Tennessee**

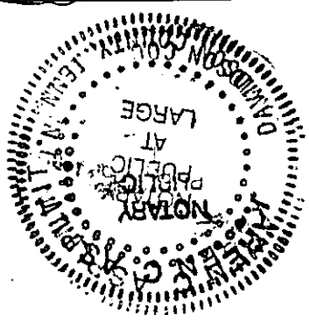
COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Lawrence Wisniewski** to me known to the persons described in and who, upon oath, acknowledged that he executed the foregoing instrument as the managing member of GuySkinny LLC, and as acting managing member acknowledged that he executed the same as the managing member of GuySkinny LLC for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 19th day of October, 2010..

Notary Public

My Commission Expires: 7/5/11



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Owner's Name: **James Shanks**

and Address: **504 Highland View Drive, Hermitage, TN 37076**

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Wells Fargo Bank, N.A.
One Home Campus
Des Moines, IA 50328

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 19th day of October, 2010..

Notary Public

My Commission Expires: 7/5/11

