WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2011

_____
Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Philip Chilton	NEW OWNER	Parcel ID:
523 Bismark Dr.		09510001600
Nashville, TN 37210		

FOR AND IN 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

John Shenk and wife, Mary Shenk

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Philip Chilton and wife, Melissa Chilton

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:

Land in Davidson County, Tennessee, being Lot No. 178 on the Plan of Elm Hill Acres, Section IV, of record in Book 2331, Page 118, Register's Office for said County.

Said Lot No. 178 fronts 100 feet on the westerly margin of Bismark Drive and extends back 220 feet, more or less, on the northerly line and 237 feet, more or less on the southerly line to the center line of Mill Creek, measuring 148 feet, more or less, thereon.

BEING the same property conveyed to John Shenk and Mary Shenk by deed from Roy K. Williams and Susan F. Williams, of record in Instrument 20010403-0032034, dated March 29, 2001, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 118, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 523 Bismark Dr., Nashville, TN 37210

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.

Witness our hands this 6th day of May, 2011.

John Shenk

Mary Shenk

BILL GARRETT, Davidson County
Trans:T20110027392 DEEDWARR
Recvd: 05/09/11 09:30 2 pgs
Fees:13.00 Taxes:629.00
20110509-0035288

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 John Shenk and Mary Shenk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of May, 2011.

My Commission Expires: 9-9-14

Notary Public

