BILL GARRETT, Davidson County
Trans:T20110048277 DEEDWARR
Recvd: 08/08/11 10:34 2 pgs
Fees:13.00 Taxes:425.50
20110808-0060736

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.: **11-1104**

WARRANTY DEED

THIS INDENTURE, made and entered into this **7/26/2011**, by and between **David Garner and Bonnie Deal, The Heirs at Law of Willie Joe Garner, deceased**, parties of the first part, and **Wil Shults, an unmarried man**, 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 **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot No. 31 And The Easterly 20 feet of Lot No. 30 on the Plan of Burchwood Place of record in Plat Book 547, Page 183, in the Register's Office of Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 80 feet on the northerly side of Burchwood Avenue and run back between lines 140.64 feet on the easterly line of Lot No. 31 and 139 feet on the westerly line of part of Lot No. 30 to a dead line in the rear on which they measure 80 feet.

Being the same property conveyed to Willie Joe Garner and wife, Jimmie S. Garner by deed dated May 20, 1964 from J.W. Brown and wife, Mildred B. Brown of record in Book 3764, page 605, said Register's Office. The said Jimmie S. Garner predeceased Willie Joe. Garner. The said Willie Joe Garner died December 29, 2010.. David Garner and Bonnie Deal are the only heirs at law of Willie Joe Garner as evidenced by Affidavits of Heirship executed by Peggy Cobb and Margaret Cronic recorded simultaneously herewith as Instrument Nos. 20110808-0060734 and 20110808-0060735, said Register's Office.

This conveyance is made subject to any and all existing easements and restrictions of record

Parcel ID # **72-10-68**
Improved property located at: **1023 Burchwood Avenue, Nashville, TN 37206**

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.

David Garner

Bonnie Deal

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 **David Garner and Bonnie Deal** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this26th day of July, 2011..

Rebecca A. Garland
Notary Public

My Commission Expires: 5/6/13

REBECCA A. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: **Wil Shults**

and Address: **1023 Burchwood Avenue, Nashville, TN 37206**

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Churchill Mortgage Corporation
761 Old Hickory Blvd., Suite 400
Brentwood, TN 37027

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 **$115,000.00** 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 this26th day of July, 2011..

Notary Public

My Commission Expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.