03

Bulky Title

	STATE OF TENNESSEE COUNTY OF ~~WILLIAMSON~~ Davidson do notary The actual consideration or value, whichever is greater, for this transfer is $238,000.00 Rachelle Caudill Affiant Subscribed and sworn to before me, this 19th day of August, 2011. Notary Public My commission expires:_____
(Notary Stamp)	DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James J. Hea, III **Joanne Dalle Mayfield**	**New Owner**	**Map 146, Group 15-0, Parcel 159.00**
5200 Anchorage Drive		
Nashville, TN 37220		

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 ACKNOWLEDGE, WE,

Kristen S. Shelton, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James J. Hea, III and Joanne Dalle Mayfield, husband and wife

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. 32 on the Plan of Haileywood Estates, Section II, of record in Plat Book 2331, page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kristen S. Shelton, by Warranty Deed, from Houston Ezell and wife, Sarah Ezell, of record in Instrument No. 20090504-0040641, Dated April 30, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 2331, page 81, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2481, page 390, Register's Office for DAVIDSON County, Tennessee.
All matters referenced in Mortgage Loan Inspection as mentioned in Instrument No. 20000606-0056054, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 5200 Anchorage Drive, Nashville, TN 37220.

BILL GARRETT, Davidson County
Trans:T20110051780 DEEDWARR
Recvd: 08/23/11 09:47 2 pgs
Fees:13.00 Taxes:880.60
20110823-0065036

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 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 my/our hand(s) this 19th day of August, 2011.

Kristen S. Shelton by: J. Carlton Drumwright, Attorney in Fact
Kristen S. Shelton
By: J. Carlton Drumwright, Attorney-in-Fact

*This property has been used for investment purposes only and has never been the marital residence of the grantor.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **J. Carlton Drumwright,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Kristen S. Shelton for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Kristen S. Shelton and is authorized by Kristen S. Shelton to execute this instrument on his/her behalf.

Witness my hand, at office, this 19th day of August, 2011.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

File #: **110479CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027