File Box 8

BILL GARRETT, Davidson County
Trans:T20130096290 DEEDWARR
Recvd: 11/12/13 13:30 2 pgs
Fees:13.00 Taxes:388.50
20131112-0116815

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 53037
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Thomas J. Shamel and Carrie K. Dove 733 Baugh Rd. Nashville, TN 37221	New Owner

TAX MAP-PARCEL NUMBERS: 142070A10600C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kelly A. Calhoun and husband, Raymond Calhoun, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Thomas J. Shamel and Carrie K. Dove hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. 106 of Willow Pointe, a horizontal property regime, pursuant to the Tennessee Horizontal Property Act as shown on Exhibit "A" to the Master Deed of record in Book 6772, page 257, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Kelly A. Calhoun and husband, Raymond Calhoun by deed from Eric C. O'Dell, unmarried, dated February 11, 2013, recorded February 12, 2013 in Instrument No. 20130212-0014265, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, shown as Exhibit "A" to the Master Deed in Book 6772, page 257, said Register's Office, shows an owner's certificate to which plan reference is hereby made for a more complete description. The provisions of the condominium Master Deed of record in Book 6772, page 257, amended in Book 8867, page 283, and Instrument No. 20120911-0082239, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 106 Westerly Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of November, 2013.

Kelly A. Calhoun

Raymond Calhoun

State of TENNESSEE
County of DAVIDSON

On this 8th day of November, 2013 , before me the undersigned authority, personally appeared Kelly A. Calhoun and Raymond Calhoun, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

My Commission Expires: _____

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Affiant

Sworn and subscribed before me this the 8th day of November, 2013

Notary Public

My Commission Expires: _____