Davidson County DEEDWARR
Recvd: 07/19/02 11:14 2pgs
Fees:13.00 Taxes:399.60
20020719-0087141

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.

Tonja Barnes
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of July, 2002.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

My Commission Expires: 8-14-05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Todd H. Green and Anna Tabita Green
729 Fox Ridge Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
160-140-C-029.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John E. Shaw, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Todd H. Green and wife, Anna Tabita Green** hereinafter referred to as 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 Unit No. 729 on the Plan of Brentwood Trace Condominiums, Section 2, a horizontal property regime established by Master Deed of record in Book 5818, Page 915, as shown on plat of record in Plat Book 520, Page 376, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to John E. Shaw by Quitclaim Deed from Janice K. Shaw of record in Instrument No. 2002 041700 47545, Register's Office for Davidson County, Tennessee, as part of divorce decree for Case No. 01D-1265 of Davidson County, Tennessee. Said property was conveyed to John E. Shaw and wife, Janice K. Shaw by Warranty Deed from Kimberly Clark Wells, a married woman, of record in Instrument No. 200005180049957, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2002, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5200, Page 376 and 377, Register's Office for Davidson County, Tennessee.

Master Deed of record in Book 5818, Page 915, said Register's Office.

By-Laws of record in Book 5818, Page 925, and Book 5868, Page 70, said Register's Office.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2002, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 729 Fox Ridge Drive, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 18th day of July, 2002.

John E. Shaw

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John E. Shaw, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of July, 2002.

Notary Public

My Commission Expires: 8-14-05

RUSSELL JOHN MCCAIN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

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