WARRANTY DEED

FILE BOX 19B
03-12-028-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00.

Meghan McKenzie Therrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th day of March, 2004

Notary Public

My Commission Expires: 03/31/07 (AFFIX SEAL)

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/16/04 16:43 2pgs
Fees:13.00 Taxes:284.90

20040316-0029982

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
MEGHAN McKENZIE THERRELL	AMSOUTH BANK	131-05-0-B
(NAME) 221 Summit Ridge Drive	(NAME) P.O. Box 57046	221.00CO
(ADDRESS) Nashville, TN 37217	(ADDRESS) Irvine, CA 92619-7046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **RAY SHOCKNEY AND WIFE, MELBA SHOCKNEY and DONALD W. SHOCKNEY, SR., AND WIFE, SHIRLEY SHOCKNEY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MEGHAN McKENZIE THERRELL, UNMARRIED**, hereinafter called the Grantee(s), 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 Apartment Unit No. 221 of Four Seasons Condominium created under Title 66, Chapter 27, Sections 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Units as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominium shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.

BEING all the same property conveyed to Donald W. Shockney Sr., by Deed from Nationsbank of Tennessee, FKA Sovran Bank of Tennessee, of record in Book 8719, Page 951, Register's Office for Davidson County, Tennessee. Subsequently, Donald W. Shockney Sr. having conveyed his interest to Chester R. Shockney and Melba F. Shockney, by deed, of record in Instrument No. 20000113-0004820, said Register's Office.

THIS conveyance is subject to all provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Four Seasons Condominiums, of record aforementioned, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS instrument is being executed in behalf of **DONALD WAYNE SHOCKNEY, SR., AND WIFE, SHIRLEY SHOCKNEY** pursuant to a Power of Attorney executed by same on the 30th day of May, 2002, and being filed of record in Instrument No. 20020531-0066015, and in Instrument No. 20020531-006014, said Register's Office.

BEING unimproved ☐
Improved ☒ property known as: 221 Summit Ridge Drive, Nashville, TN, 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, their hands, this 15th day of March, 2004.

RAY SHOCKNEY

MELBA SHOCKNEY

DONALD W. SHOCKNEY, SR.

By: Donald W. Shockney by Patrick Wayne Shockney
Patrick Wayne Shockney, Attorney-in-Fact

SHIRLEY SHOCKNEY

By: Shirley Shockney by Patrick Wayne Shockney
Patrick Wayne Shockney, Attorney-in-Fact

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 **RAY SHOCKNEY AND WIFE, MELBA SHOCKNEY**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2004.

My Commission Expires: 3/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee)
COUNTY OF Tennessee)

On this 15th day of March, 2004, before me personally appeared **PATRICK WAYNE SHOCKNEY**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **DONALD W. SHOCKNEY, SR., AND WIFE, SHIRLEY SHOCKNEY**, and acknowledged that they executed the same as the free act and deed of the said DONALD W. SHOCKNEY, SR., AND WIFE, SHIRLEY SHOCKNEY.

Witness my hand and official seal at Brentwood, Tennessee, this 15th day of March, 2004.

My Commission Expires: 3/31/07

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.