# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/04 14:01 2pgs
Fees:13.00 Taxes:1095.20
20040322-0032197

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $296,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2004.

Notary Public

MY COMMISSION EXPIRES 9-24-05

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — DAVIDSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 001, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Steven P. Shaughnessy | America's Wholesale Lender | Map 131-07 |
| (NAME) | (NAME) | |
| 1225 Lone Oak Road | P.O. Box 10423 | Parcel 122 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | Van Nuys, CA 91410 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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 ACKNOWLEDGED, **W. BLAKE BROCK**, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEVEN P. SHAUGHNESSY**, UNMARRIED, 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. 44 on the Plan of Lone Oak Heights of record in Book 1424, page 2, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to W. Blake Brock, a married man, by Quitclaim Deed from W. Blake Brock and William G. Byrd, Jr., as the remaining members of B Square Properties, LLC, a Tennessee limited liability company, date March , 7, 2003, of record in Instrument No. 20030312-0032929, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1) 2004 property taxes which have been prorated and assumed by Grantee; and 2) all matters on the plan of record in Book 1424, Page 2, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1225 Lone Oak Rd., Nashville, TN 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Kathy Brock joins in this transaction for the purpose of conveying any marital interest she has in this property.

Witness my hand this 27th day of February, 2004.

W. BLAKE BROCK

KATHY BROCK

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 W. Blake Brock and wife, Kathy Brock, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/27/2004.

Comm. Expires: 5/23/06

Brenda S Lane
Notary Public

