WARRANTY DEED

FILE BOX 19B
04-08-043-DA

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th day of September, 2004

Notary Public

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

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

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
John Braswell	NEW OWNER	131-5-B
(NAME)	(NAME)	413CO
413 Summit Ridge		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

Davidson County DEEDWARR
Recvd: 09/14/04 10:46 2pgs
Fees:13.00 Taxes:283.05

20040914-0110696

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, **Don Shockney (Now Deceased) and Chester Ray Shockney**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Braswell**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 413 , on the Plan of Four Seasons Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6841, Page 349, and as 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 unit as set forth in said Master Deed. Reference is hereby made to the Plat of Four Seasons Condominiums as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING the same property conveyed to Don Shockney and Chester Ray Shockney, as tenants in common, by Deed from David M. Smyth, as Substitute Trustee, of record in Book 10006 , Page 992 , Register's Office for Davidson County, Tennessee. DON SHOCKNEY (being also known as DONALD WAYNE SHOCKNEY, SR.) having since died. The said interest of said DON SHOCKNEY, having vested in SHIRLEY MARIE SHOCKNEY, DONALD WAYNE SHOCKNEY, JR. and PATRICK WAYNE SHOCKNEY AS SOLE SURVIVING HEIRS- AT- LAW OF THE SAID DON SHOCKNEY. Said Heirs-at-Law, all being the age of majority.

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.

SUBJECT property has not now nor ever been the principal place of residence for the Grantors.

BEING unimproved ☐
Improved ☐ property known as: 413 Summit Ridge, 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, OUR hands, this 8th day of September, 2004.

Shirley Marie Shockney
SHIRLEY MARIE SHOCKNEY, HEIR-AT-LAW

Donald Wayne Shockney Jr.
DONALD WAYNE SHOCKNEY, JR. HEIR-AT-LAW

Patrick Wayne Shockney
PATRICK WAYNE SHOCKNEY, HEIR-AT-LAW

Chester Ray Shockney
CHESTER RAY SHOCKNEY

Melba Shockney
MELBA SHOCKNEY

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 **HEIRS-AT-LAW OF DON SHOCKNEY(Now Deceased): SHIRLEY MARIE SHOCKNEY, DONALD WAYNE SHOCKNEY, JR., PATRICK WAYNE SHOCKNEY and CHESTER 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 8th day of September, 2004.

My Commission Expires: 03/31/07

Notary Public

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