Davidson County DEEDWARR Recvd: 07/13/05 16:07 2 pg: Fees:13.00 Taxes:688.57 20050713-0081418 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $186,100.00 Affiant Subscribed and sworn to before me, this 28th day of June, 2005. Notary Public My commission expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard Sepmeyer	New Owner	**Map: 117-4-O-B; Parcel: 1-CO**
2829 Hazelwood Drive		
Nashville, TN 37212		

FOR AND IN 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 ACKNOWLEDGE, WE,

Matthew Shuford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard Sepmeyer

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 Unit No. 1, together with an appurtenant interest in the common elements of Hazelwood Heath Condominiums, a horizontal property regime established by Master Deed of record in Book 6406, page 287, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed and being located upon Lot Nos. 1, 2, 3 and 4 on the Revised Plan of Hazelwood Heath Subdivision of record in Plat Book 6200, page 143, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew Shuford, by Quit Claim Deed, from Adrienne Darhower, of record in Instrument No. 20030305-0029476, Dated February 28, 2003, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 6200, Page 143, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Book 6406, Page 287, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 6788, Page 618, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 2829 Hazelwood Drive, Nashville, TN 37212.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 28th day of June, 2005.

Matthew Shuford

*Janna Shuford, wife of Matthew Shuford, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

Janna Shuford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Matthew Shuford and wife, Janna Shuford, the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of June, 2005.

Notary Public

My Commission Expires: _____

RUSSELL JOHN McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES AUG. 14, 2005

File #: **05305-JM**

Return To:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212