WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$324,800.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 day of February, 2006

Notary Public

MY COMMISSION EXPIRES: July 21, 2007.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myron Hsu	**Pinnacle Financial Partners**	**132-9-20**
(NAME) 4427 Lealand Lane	(NAME) **211 Commerce Street**	
(ADDRESS) Nashville, TN 37204	(ADDRESS) **Nashville, TN 37201**	
(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, WE, **Shaun A. Shankel, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Myron Hsu ,** 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. 2 on the unrecorded Plan of Mrs. O. A. Allen's Subdivision of the Hirsig Tract, described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning in the center of Lea Avenue at a point North 2 deg 30' East, 400.0 feet from the center of Battery Road, said point being the corner of Lot Nos. 1 and 2 on said plan; thence with the line between said two lots, westwardly 215.0 feet; thence northwardly 100.0 feet to the corner of Lot Nos. 2 and 3; thence with the line between said two lots, eastwardly 214.34 feet to the center of Lea Avenue; thence with said Avenue, South 2 deg. 30' West, 100.0 feet to the beginning.

Being the same property conveyed to Shaun A. Shankel, unmarried by deed from Jerry Whitehead and wife, Carolyn P. Whitehead of record in Instrument No. 20021206-0150553 Register's Office for Davidson County, Tennessee

This conveyance is subject to property taxes for the current year.

unimproved ☐

This is improved ☒ property, known as **4427 Lealand Lane, Nashville, TN 37204**

(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.

Witness my hand this 7 day of February, 2006

Shaun A. Shankel

Davidson County DEEDWARR
Recvd: 02/10/06 15:45 2 pg
Fees:13.00 Taxes:1201.76

20060210-0016818

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 Shaun A. Shankel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7 day of February, 2006

Commission expires: July 21, 2007

Shannon Philbin Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007