WARRANTY DEED

FILE BOX 19B
06-04-017-J

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st day of May, 2006

Notary Public

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

Davidson County DEEDWARR
Recvd: 05/04/06 15:08 2 pgs
Fees:13.00 Taxes:455.10

20060504-0052246

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 301, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
JAMES MATTHEW KNOX, UNMARRIED	**SUNTRUST MORTGAGE, INC.**	131-05-B
(NAME) 227 Summit Ridge Road	(NAME) 201 4TH Ave. North, 7th Floor	227.00CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37219	
(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, **ESTATE OF DONALD W. SHOCKNEY, SR., DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JAMES MATTHEW KNOX, 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. 227 of Four Seasons Condominium, a horizontal property regime 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 interests 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 Condominium as shown as Exhibit D to said Master Deed for a more complete identification and description of said Unit.

BEING the same property conveyed to DONALD W. SHOCKNEY, by Deed from FIRST AMERICAN NATIONAL BANK, of record in Book 8662, Page 674 Register's Office for Davidson County, Tennessee. Donald W. Shockney is now deceased and devisee Shirley Marie Shockney having disclaimed said property and said property then to be added to the Credit Equivalent Trust per the Last Will and Testament of Donald W. Shockney, deceased of record in Docket No. 05P217, Probate Clerks Office for Davidson County, Tennessee.

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, 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.

BEING unimproved ☐
Improved ☒ property known as: 227 Summit Ridge Road, 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, its hands, this 1st day of May, 2006

DONALD WAYNE SHOCKNEY, JR. AND
PATRICK WAYNE SHCOKNEY, AS DEVISEES
UNDER THE WILL OF DONALD WAYNE
SHOCKNEY, SR., DECEASED

BY: Donald Wayne Shockney Jr.
DONALD WAYNE SHOCKNEY, JR., DEVISEE

BY: Patrick Wayne Shockney
PATRICK WAYNE SHOCKNEY, DEVISEE

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DONALD WAYNE SHOCKNEY AND PATRICK WAYNE SHOCKNEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon their oath acknowledged themselves to be the DEVISEES of **THE ESTATE OF DONALD W. SHOCKNEY, SR.**, the within named bargainor(s), and that as such Devisees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Estate by themselves as such officers.

Witness my hand and official seal at Brentwood, Tennessee, this 1st day of May, 2006.

My Commission Expires: 03/31/07

Notary Public