BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $274,900.00

Blair J. Skidmore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Amy Adams Gowan
Notary Public

MY COMMISSION EXPIRES: November 25, 2006
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/17/06 09:35 2 pgs
Fees:13.00 Taxes:1017.13
20060517-0057554

NOTARY PUBLIC AT LARGE
Amy Adams Gowan
My Commission Expires November 25, 2006
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blair J. Skidmore and Joanne Skidmore	SunTrust Mortgage, Inc.	
(NAME) 600 St. Jules Lane	(NAME) 201 Fourth Avenue North, 7th Floor	173-9A-108
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37219	
(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, **ROGER H. SHEEHY AND WIFE, THENE M. SHEEHY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAIR J. SKIDMORE AND WIFE, JOANNE SKIDMORE,** 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. 116 on the Plan of Revision One, Section Two, Lenox Village, of record as Instrument No. 20020731-0091872, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Roger H. Sheehy and wife, Thene M. Sheehy by deed from Don B. Smithson d/b/a Don B. Smithson Construction, dated January 8, 2003, of record as Instrument No. 20030121-0008138, as re-recorded as Instrument No. 20030203-0014413, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) All matters as set forth on the Plan of record as Instrument No. 20020731-0091872, Register's Office of said County; (c) Master Deed of record as Instrument No. 20020315-0032825, Register's Office of said County; (d) Declaration of Covenants, Conditions and Restrictions, including but not limited to easements, assessments, special assessments, charges and liens of record as Instrument No. 20020315-0032825, 20020315-0032826, 20021226-0158458, and 20021226-0158459, Register's Office of said County; (e) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, of record in Book 7361, page 230, Book 7985, page 449, Instrument No. 20011129-0130322, 20011106-0121932 and 20010918-0100850, Register's Office of said County; (f) Easement for Water Mains of record as Instrument No. 20011112-0123853, Register's Office of said County; and (g) Easements of record as Instrument No. 20020408-0042676 and 20010103-0000902, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 600 St. Jules Lane, Nashville, TN 37211
(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 our hands this 15th day of May, 2006.

Roger H. Sheehy

Thene M. Sheehy

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 Roger H. Sheehy and Thene M. Sheehy, the bargainors, 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 Nashville, Tennessee this 15th day of May, 2006.

Commission expires: November 25, 2006

Amy Adams Gowan Notary Public

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE