Davidson County DEEDWARR
Recvd: 06/01/06 09:11 2 pgs
Fees:13.00 Taxes:1813.00
20060601-0064172

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Mark Shuster and wife, Courtney Shuster	same	Map: 118.090
3502 Granny White Pike; Unit 2A		Parcel: 269
Nashville, TN 37204		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

HAURY AND SMITH CONTRACTORS, INC.

a Tennessee Corporation, hereinafter called the GRANTOR, having bargained and sold, and by these presents do transfer and convey unto,

Mark Shuster and wife, Courtney Shuster

hereinafter called the GRANTEE, his heirs and assigns, a certain condominium unit in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 2A and the garage attached thereto, in WOODMONT VILLAGE, a Horizontal Property Regime, Nashville, Davidson County, Tennessee, as described in a Master Deed and the plat attached thereto as recorded in Instrument No.20060105-0001652, and amended in Instrument No. 20060214-0017724, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodmont Village, Condominium Units, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No.20060105-0001652, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said condominium regime also comprises Lots 1 and 2, Woodmont Village, recorded in Instrument No. 20041118-0138621, said Register's office.

BEING part of the same property conveyed to Haury & Smith Contractors, Inc. by deed from John Thornton Cobb, Trustee under the Family Trust of the Cobb Family Trust dated 1/16/02, a one-half interest and John Thornton Cobb, Trustee, under the Survivor Trust of the Cobb Family Living Trust dated 1/16/02, a one-half interest of record in Instrument No. 20041014-0124081, Register's Office for Davidson County, Tennessee.

The covenants of warranty of this deed are subject to the following: 2006 property taxes; the aforesaid Master Deed, By-Laws and plat; and is also subject to the Covenants, Conditions and Restrictions for Woodmont Village as set forth above; easement for sewer and/or storm drainage in Book 3983, page 90; and plat in Instrument No. 20041118-0138621, Register's Office for Davidson County, Tennessee.

This is improved property known as Unit 2A Woodmont Village, 3502 Granny White Pike, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever

except as set forth above. 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 31st day of May, 2006.

HAURY AND SMITH CONTRACTORS, INC.

BY: Randall Lowery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Randall Lowery with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the Secretary Treasurer of Haury and Smith Contractors, Inc., the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Randall Lowery as Sec Treas.

WITNESS my hand and seal at office in Nashville, Tennessee, this 31 day of May, 2006.

Gail Pigg
NOTARY PUBLIC

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $490,000.00.

Randall Lowery

Sworn to and subscribed before me this 31st day of May, 2006.

Gail Pigg
NOTARY PUBLIC

GAIL PIGG NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.