THIS INSTRUMENT PREPARED BY:
Smith-Pitts, PLC
5210 Maryland Way, Suite 201
Brentwood, Tennessee 37027

After Recording Return To:
Heritage Title Services, LLC.
8115 Isabella Ln., Suite 5
Brentwood, TN 37027

Address New Owners:	Send Tax Bills To:	Map-Parcel Nos.
Paul Allen Shrum, III 245 Buck Run Drive Nashville, TN 37214	NEW OWNER	[redacted] 122-01-0a-369.00

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $117,500.00

Affiant

Subscribed and sworn to before me this 5/31/06

Notary Public
My Commission Expires: 3-20-10

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 20, 2010

Davidson County DEEDWARR
Recvd: 06/14/06 12:11 2 pgs
Fees:13.00 Taxes:434.75
20060614-0070984

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Shawn B Meade and wife, Tashira Meade** (herein called the **GRANTOR**), has this day bargained and sold, and by these presents does transfer and convey unto **Paul Allen Shrum, III** (herein called the **GRANTEE**), all of the **GRANTOR'S** right, title and interest in and to that certain tract or parcel of real property located in the City of Nashville, Davidson County, State of Tennessee, described as:

Land in Davidson County, Tennessee being Unit No. 35 in Woodland Point, Phase 9, a Private Element Horizontal Property Regime (being the Townhome Area at Woodland Point), located on Buck Run Drive and/or Antler Ridge Circle, Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20001011-0101044, Register's Office for Davidson County, Tennessee (the "Original Declaration"), amended by First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes of record as Instrument No. 20020725-0089575, said Register's Office (the "First Supplement and the original Declaration being collectively referred to as the "Declaration"), to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Woodland Point, Phase IX, a Private Element Horizontal Property Regime, contained in the said Declaration, the plan filed as Exhibit "B" to said First Supplement appearing at page 6 thereof, and Bylaws appended thereto as Exhibit "B" appearing at page 32 of the Original Declaration, said Register's Office are incorporated in this deed by reference and made part hereof the same as though copied herein.

Being the same lands shown in a conveyance from Ole South Properties to Shawn B. Meade of record in Instrument No. 20030908-0130583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to property taxes for the year which have been prorated and assumed by Grantee herein and to any and all easements, covenants, conditions and/or restrictions of record including but not limited to: Taxes for the year 2006 and following, a lien not yet due and payable. Restrictive covenants recorded in Instrument Nos. 20000607-0056981; 20001011-0101044; 20020725-0089575; 20020904-0107261, Register's Office for Davidson County. Easement to Metropolitan Government recorded in Book 8332,

Page 982, and in Instrument No. 20000612-0058346 and Instrument No. 20000419-0039023, Register's Office for Davidson County. HOA Charter of record in Instrument No. 20001013-0102000 and Instrument No. 20020222-0022863, said Register's Office. Common area conveyance to HOA of record in Instrument No. 20001205-0119722 said Register's Office. All matters as set forth per Plat of record in Inst. No. 20020725-0089575, Register's Office for Davidson County. By-Laws of record in Instrument No. 20000607-0056981, Register's Office for said county.

THIS IS **Improved** PROPERTY KNOWN AS 245 Buck Run Drive, ~~Antioch~~, TN ~~37013~~ Nashville 37214

TO HAVE AND TO HOLD the said real property, together with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEE**, its successors and assigns forever. **GRANTOR** does covenant that it is lawfully seized and possessed of said real property, in fee simple, has good right to convey said real property, and that the same is unencumbered, except as set forth herein.

GRANTOR further covenants and binds itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said real property to said **GRANTEE**, its successors and assigns, against the lawful claims of all other persons whomsoever, except for any such claims arising out of or in connection with the matters set forth herein

IN WITNESS WHEREOF, GRANTOR has executed this Warranty Deed on this May, 31st, 2006

Shawn B Meade

Tashira Meade

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the County and State first above written, personally appeared Shawn B Meade and wife, ~~Tishira Mead~~ Tashira Meade and acknowledged the due execution of the foregoing instrument as his/her/their free act and deed.

Witness my hand and official seal, this the . 31st of May 2006

Notary Public

My Commission Expires: 11/22/08

(SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. DARRIS BILLINGSLEY