SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

This instrument prepared by:
Lehman Land Title, Inc.
6 Cadillac Drive Suite 190
Brentwood, TN 37027
(615) 371-8999

File No.: 2231

Davidson County DEEDWARR
Recvd: 06/26/06 10:58 2 pgs
Fees:13.00 Taxes:619.75
20060626-0075864

WARRANTY DEED

THIS INDENTURE, made and entered into this May 15, 2006 ,by and between **James R. Hanson, an unmarried individual,** parties of the first part, and **Brandon E. Shupe, an unmarried individual, Jennifer S. Marsh, an unmarried individual,** party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville,** County of **Davidson,** State of **Tennessee,** to wit:

Lot 120, REVISION ONE HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUMS, as shown on plat of record in Plat Book 9700, Page 46, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James R. Hanson, a single person from Patten Schwartz, an unmarried woman, by virtue of Warranty Deed as recorded on January 14, 2005 in Instrument Number 20050114-0005400, in the Register's Office for Davidson County, Tennessee

This conveyance is made subject to: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **161-11-0A-120.00**
☒ Improved OR
☐ Unimproved property located at: **497 Huntington Ridge Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

James R. Hanson

STATE OF New York

COUNTY OF Nassau

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **James R. Hanson, an unmarried individual** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this _____ day of May, 2006.

Notary Public

My Commission Expires: _____
Rev. May 10, 2006

JASON B. STEINBERG
Notary Public, State of New York
No. 01ST6115759
Qualified in Nassau County
Commission Expires 09/13/20 08

****

Owner's Name: Brando E. Shupe and Jennifer S. Marsh

and Address: 497 Huntington Ridge Dr. Nashville, TN 37211

Mail tax bills to, (Person or Agency responsible for payment of taxes)

new owner

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $**167,500.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

**167,500.00

Affiant

Subscribed and sworn to before me this 5/15/2006

My Commission Expires: 12/15/07

Notary Public

HOLLY M. PHILLIPS NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN