BOX 10-A

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 07/03/06 10:49 2 pgs
Fees:13.00 Taxes:2639.51



20060703-0079057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $713,380.00

Daniel J McDonald
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Daniel J. McDonald, etux	National City Mortgage, a division of National City Bank of Indiana	
(NAME) 210B Page Road	(NAME) P. O. Box 1024	Part of 130-5-125
(ADDRESS) Nashville, TN 37205	(ADDRESS) Dayton, OH 45401	
(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, I, **R. BRIAN SHAUB**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **DANIEL J. MCDONALD AND WIFE, KATHLEEN MCDONALD,** 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 Unit 7-B of Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050909-0108842, Register's Office for Davidson County, Tennessee, 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 Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050909-0108842, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to R. Brian Shaub, an unmarried man by deed from Thomas Lee Sanders, an unmarried man, of record as Instrument No. 20050307-0024986, 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) Subject to all matters as set forth on the Plan of record in Book 547, page 180, Register's Office of said County; (c) Sewer easement of record in Book 6288, page 675, Register's Office of said County; (d) Easement for joint driveway of record in Book 8250, page 232, Register's Office of said County; (e) Driveway Easement Agreement of record as Instrument No. 20050517-0055679, as re-recorded as Instrument No. 20050519-0056656, Register's Office for Davidson County, Tennessee; and (f) Declaration of Covenants, Conditions and Restrictions for Belle Meade Highlands Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20050909-0108842, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 210B Page Road, Nashville, TN 37205

(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 my hand this 29th day of June, 2006.

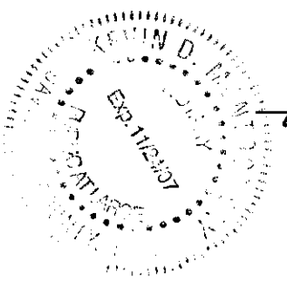
R. Brian Shaub

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 R. Brian Shaub, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2006.

Commission expires:



Notary Public