39B

Davidson County DEEDWARR
Recvd: 07/28/06 13:42 3 pgs
Fees:18.00 Taxes:2763.90
20060728-0091597

This Instrument Prepared by Eleanore F. Walker
Two Devon Square 744 W. Lancaster Ave.
Wayne, Pa 19087-2594

AIGR-01495

WARRANTY DEED

THIS INDENTURE, made this 15 day of May, A.D., 2006 between **Kenneth J. Juneau and Susie R. Juneau, his wife,** of the City of Nashville, State of Tennessee, First Parties, and Cameron A. Shearer and Lisa J. Shearer, husband and wife, of the City of Nashville, State of Tennessee, Second Parties

WITNESSETH; that said First Parties, for and in consideration of the sum of Ten and No/100 ----------= **DOLLARS** ($ 10.00 ----------) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Shadowstone, as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth J. Juneau and wife, Susie R. Juneau, by Warranty Deed from Frank E. Neal, III and wife, Mary B. Neal, of record in Instrument Number 20040128-0010624, Register's Office for Davidson County, Tennessee.

PROPERTY ADDRESS: 813 Shadowstone Place, Nashville, TN 37220

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their successors and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except See attached Exhibit A;

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either **singular or plural,** as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

_____(L.S.)

Kenneth J. Juneau (L.S.)

_____(L.S.)

Susie R. Juneau (L.S.)

STATE OF TENNESSEE }
COUNTY OF Williamson }:ss

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Kenneth J. Juneau and Susie R. Juneau, his wife,** the within named bargainor, 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 office, in Williamson County, this 15th day of May 2006.

Caroline Chappell
Notary Public

CAROLINE CHAPPELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission expires 9-22-07

Map 146-14-52

THE NAME AND ADDRESS OF A PROPERTY OWNER
OWNER Cameron A. Shearer
ADDRESS 813 Shackstone Place
Nashville TN 37220

PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:
owner
ADDRESS Same

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $747,000.00 Affiant

Subscribed and sworn to before me this 27th day of July 2006.

5/22/10 Notary Public

ANGELA V. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

Exhibit "A"

1. All REAL PROPERTY taxes for the year 2006 and subsequent years, A LIEN, not yet due and payable (MAP 146-14, PARCEL 52).

2. All matters as set forth on the Plan of Shadowstone of record in Plat Book 6900, page 387, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7310, page 122, Register's Office for DAVIDSON County, Tennessee.

4. Articles of Incorporation for Shadowstone Homeowners Associattion, Inc., of record in Book 7376, page 544 and Articles of Amendment, of record in Instrument Number 20021114-0141161, said Register's Office.