 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $787,500.00 Affiant Subscribed and sworn to before me, this 4th day of August, 2006. Notary Public Expiration of commission. 3-22-08

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/14/06 11:08 2 pgs
Fees:13.00 Taxes:2913.75
20060814-0099728

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James C. Stroud and Laura P. Stroud	NEW OWNER	**Map 131 Group 3 Parcel 223**
408 Shackleford Court		
Nashville, TN 37215		

FOR AND IN 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 ACKNOWLEDGE, WE,

Hammond & Brandt Builders, LLC., a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James C. Stroud and wife, Laura P. Stroud,

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 Lot No. 3, on the Final Plat of Oxford Hill Cluster Lot Subdivision of record in Instrument No. 20050512-0053719, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Hammond & Brandt Builders, LLC, by Warranty Deed from Glenn B. Rogers and wife, Marianne H. Rogers, dated May 27, 2005, of record in Instrument #20050527-0060197, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument #20050512-0053719, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument #20060303-0024723, Register's Office for DAVIDSON County, Tennessee.
Notice of Completion of record in Instrument #20060303-0024725, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument #20040917-0112313, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument #20060303-0024724, Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved (x) unimproved ( ) property known as 408 Shackleford Court, Nashville, TN 37215.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 4th day of August, 2006.

Hammond & Brandt Builders, LLC

X _____
Walter T. Brandt

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Walter T. Brandt, 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 and who further acknowledged that he is the Chief Manager for Hammond & Brandt Builders, LLC., a Tennessee limited liability company, and that he as such Chief Manager is authorized to execute this instrument on behalf of Hammond & Brandt Builders, LLC., as such Chief Manager.

Witness my hand, at office, this 4th day of August, 2006.

_____
Notary Public

My Commission Expires:_____

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

File #: **06584-SH**
RECORD & RETURN TO:

Homeland Title, LLC
1806 General George Patton Dr.
Franklin, TN 37067