Davidson County DEEDWARR
Recvd: 05/01/07 10:34 2 pgs
Fees:13.00 Taxes:3348.50

20070501-0051634

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $905,000.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2007.

Notary Public

Expiration of commission. 11-22-10

E. MANNIX
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter York **Michelle York**	New Owner	**Map 131 Group 3-O-R Parcel 2-CO**
404 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 CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

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

Peter York and wife, Michelle York

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. 2 on the Final Plat of Oxford Hill Cluster Lot Subdivision of record as 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, a Tennessee limited liability company by Warranty Deed from Glenn B. Rogers and wife, Marianne H. Rogers, dated June 16, 2006, of record in Instrument No. 20060621-0074131, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20050512-0053719, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Instrument No. 20060303-0024723, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20060303-0024724, Register's Office for DAVIDSON County, Tennessee.
Notice of Completion of record in Instrument No.20070312-0030042, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Instrument No.20040917-0112313, 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 HOA dues-if any. Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is known as 404 Shackleford Court, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 30th day of April, 2007.

Hammond & Brandt Builders, LLC

By: Walter T. Brandt
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named, Walter T. Brandt, with whom I am personally acquainted and who upon oath acknowledged that he executed the foregoing instrument for the purposes contained there in and who further acknowledged that he is the Chief Manager for Hammond & Brandt Builders, LLC., a Tennessee limited liability company, and that he is authorized by Hammond & Brandt Builders, LLC., to execute this instrument on its behalf by himself as such Chief Manager.

Witness my hand, at office, this 30th day of April, 2007.

Notary Public

My Commission Expires: 3-14-09

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

File #: **07346-SH**
RECORD & RETURN TO:
Perrone & Young, Attys
109 Westpark Dr #330
Brentwood TN 37027