Davidson County DEEDWARR
Recvd: 05/24/07 12:43 3 pgs
Fees:18.00 Taxes:1165.50

20070524-0062040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of May, 2007.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Vance Shaffer and Jan Shaffer

5537 Hearthstone Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

160110A03700CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara P. Knepper, as Trustee for the Barbara P. Knepper 1990 Living Trust hereinafter referred to as Grantors, hereby transfers and conveys to Vance Shaffer and wife, Jan Shaffer, hereinafter referred to as 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, more particularly described as follows:

Lot No. 37 on the Plan of Hemmingwood, Phase I, II, III, and IV, of record in Book 6900, pages 6, 7, and 8, Register's office for Davidson County, Tenessee.

Being the same property conveyed to Barbara P. Knepper, as Trustee for the Barbara P. Knepper 1990 Living Trust, by warranty deed from Clarence L. Coleman and wife, Susan E. Coleman, of record in Book 8946, page 982, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 6900, Pages 6, 7 and 8, Register's Office of said County.

Declaration of Covenants, Conditions and Restrictions of record in Book 6730, page 329, Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387, said Register's Office.

Subject to Storm Water Detention Agreement to Metropolitan Government of Nashville-Davidson County, Tennessee of record in Book 6728, page 673, Register's Office for said County

Easements to Metropolitan Government of Nashville-Davidson County of record in Book 7597, pages 691, 695, 723, and 728, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2007, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5537 Hearthstone Lane, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 15th day of May, 2007.

Barbara P. Knepper, as Trustee for the
Barbara P. Knepper 1990 Living Trust

Barbara P. Knepper
Barbara P. Knepper, Individual

Barbara P. Knepper, Trustee
Barbara P. Knepper, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Barbara P. Kneeper, Individual with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 5/15/2007.

Witness my hand and official seal this 15th day of May, 2007.

Notary Public

My Commission Expires: 10/10/09

STATE OF TENNESSEE NOTARY PUBLIC
DONALD R. BARRETT, JR.
WILLIAMSON COUNTY

270300679

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Barbara P. Kneeper, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he/she/they is/are the Trustee for the Barbara P. Knepper 1990 Living Trust (herein called the **"Maker"**), or a constituent of the **Maker** and is/are authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument on behalf of the **Maker** on this 5/15/2007.

Notary Public

My Commission Expires: 10/10/09

