Return to:

Davidson County DEEDWARR
Recvd: 09/04/07 10:24 2 pgs
Fees:13.00 Taxes:677.10
20070904-0105638

This Instrument Prepared By:
Elite Title Company, LLC
109 Westpark Drive, Suite 350
Brentwood, TN 37027
6070404

Send Tax Bills To:
New Owner

New Owner is:
Charles Daniel Cage
208 Village Place
Nashville, TN 37211

MAP & PARCEL: 161-10-0A-064.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Brad T. Shaughnessy and wife, Marianne Shaughnessy**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Charles Daniel Cage,unmarried** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **208 Village Place, Nashville, TN 37211**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 83, Phase I, on the Plan of Villages of Brentwood, of record in Book 5200, page 613, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brad T. Shaughnessy, unmarried, by Warranty Deed from Philip S. Hutto and Marcia D. Hutto, dated 9/15/03 and recorded 10/29/03, in Instrument No. 20031029-0159492, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

BSC MS
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 24th day of August, 2007.

GRANTOR(S):

BRAD T. SHAUGHNESSY

MARIANNE SHAUGHNESSY

ACKNOWLEDGEMENT

STATE OF TENNESSEE -
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Brad T. Shaughnessy and wife, Marianne Shaughnessy**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 24th day of August, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My Commission Expires: 07-25-09

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$183,000.00**.

AFFIANT

SWORN TO and subscribed before me this 24th day of August, 2007.

PEGGY S. HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Expires July 25, 2009

NOTARY PUBLIC
My commission expires: 07-25-09