Davidson County DEEDWARR
Recvd: 11/15/07 10:36 2 pg
Fees:13.00 Taxes:473.60
20071115-0133972

THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
213 Ward Circle
Brentwood, TN 37027
Telephone: 615-661-8099
File No. 07-1403

Property Address: 5061 Smith Springs Parkway, Antioch, TN 37013

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jennifer Shaw, married**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Spencer Toone and Kristen Toone, Husband and Wife** hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Antioch, County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee being Lot No. 80 on the Plan of Phase 2, Lakeside Cove at Percy Priest of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Instrument No. 20051102-0132676, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a deed from Emily Jermyn dated October 30, 2007, and recorded in Instrument No. 20071106-0130815, in the Register of Deeds for the City of Antioch, County of Davidson.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2007 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [X] is not a part of the homestead of Grantor, or [ ] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 30th day of October, 2007.

Jennifer Shaw {Seal}

STATE OF ~~TENNESSEE~~ UTAH
~~CITY OF ANTIOCH, COUNTY OF DAVIDSON~~ SALT LAKE COUNTY

On this the 30th day of October, 2007, before me the undersigned officer, personally appeared Jennifer Shaw, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

KATHLEEN H. RICHINS
Notary Public
State of Utah
My Comm. Expires Aug 10, 2010
10625 S State St Sandy UT 84070

Kathleen H Richins
Notary Public

My Commission expires: 8-10-10

Grantees' Name, Address, Phone:
Spencer Toone and Kristen Toone
1033 Woodbury Falls Drive
Nashville, TN

Map and Parcel No. 151-09-0B-083.00

SEND TAX STATEMENTS TO THE GRANTEE.
Spencer Toone & Kristen Toone
1033 Woodbury Falls Drive
NASHVILLE, TN 37221

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $128,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

~~Affiant~~:

Subscribed and sworn ~~to~~ before me this 30 day of October, 2007.

Notary Public
My Commission expires: 9-19-09

DAVID ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.