THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **FTEC File No. 27364-01-2008** **Record & Return To:**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $897,500.00. Affiant Subscribed and sworn to before me this 24th day of January, 2008. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 01/28/08 08:30 2 pgs
Fees:13.00 Taxes:3320.75

20080128-0008305

WARRANTY DEED

Address New Owner: Richard L. Garrett, Linda L. Lane 805 Shadowstone Place Nashville, TN 37220	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 14614005000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Steven Mark Violetta, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard L. Garrett and wife, Linda L. Lane** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 805 Shadowstone Place, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of January, 2008.

Steven Mark Violetta

by _____

Steven Mark Violetta by George E. Mudter, Jr. as Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public in and for said County and State, personally appeared the within named, George E. Mudter, Jr., 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 on behalf of Steven Mark Violetta as his Attorney-In-Fact, as the free act and deed of the within named Steven Mark Violetta.

Witness my hand, at office, this 24th day of January, 2008.

_____
Notary Public

My Commission Expires:

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Shadowstone, as of record in Plat Book 6900, page 387, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Steven Mark Violetta, unmarried by Warranty Deed dated October 21, 2005 from James F. Harwell and wife, Jane R. Harwell of record in Instrument No. 20051027-0130115, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2008 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Shadowstone, of record in Book 7310, page 122, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Shadowstone Homeowner's Association, Inc. of record in Book 7376, page 544, amended in Instrument No. 20021114-0141161, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 6900, page 387, Register's Office for Davidson County, Tennessee.