Davidson County DEEDWARR
Recvd: 06/04/08 09:55 2 pg
Fees:13.00 Taxes:1446.70

20080604-0057033

Return To:
Infinity Title, LLC
402 BNA Dr. #401
Nashville, TN 37217

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
106 Mission Court, Suite 1002
Franklin, TN 37067
2008050009

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, is $391,000.00

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Sworn to and subscribed before me this 30th day of May, 2008.

Affiant

Notary Public

Address of New Owner:

Shannon Gerster
606 West Iris Drive
Nashville, TN 37204

Send Tax Bills to:

Regions Bank Loan Servicing
P.O. Box 4897
Montgomery, AL 36103-4897

Map-Parcel Numbers:

118-7-113.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Phillip A. Breeden and wife, Jeanette Breeden**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shays Studio, Inc.**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot 16, Block A, Berry Hill Gardens, as shown on plat of record in Plat Book 1130, Page 36, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Description same as previous deed of record.

Being the same property conveyed by Warranty Deed from Ronald E. Farmer and Richard Story to Phillip A. Breeden and wife, Jeanette Breeden as recorded on the 6th day of November, 2006 in Instrument No. 20061106-0137927 and Warranty Deed from Donald B. McMahan and wife, Charlotte A. McMahan to Ronald E. Farmer and Richard Story as recorded on the 9th day of October, 2003 in Instrument No. 20031009-0150019, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All matters on the plan of record in Book 1130, Page 36; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

This is improved property known as **606 West Iris Drive, Nashville, TN 37204.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand, this 30th day of May, 2008.

Phillip A. Breeden

Jeanette Breeden

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Phillip A. Breeden and Jeanette Breeden, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2008.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires September 6, 2011