G#22267-2 Box #14A

BILL GARRETT, Davidson County
Trans:T20090073632 DEEDWARR
Recvd: 10/29/09 11:47 2 pgs
Fees:13.00 Taxes:1272.80
20091029-0099942

This Instrument Prepared By:
Harpeth Title, LLC
109 West Park Drive, Suite 150
Brentwood, TN 37027
File No. H090596

Send Tax Bills To:
SunTrust Mortgage, Inc.
P. O. Box 79041
Baltimore, MD 21279-0041

New Owner is:
Amy D. Gandhi and James R. Davenport
4208 Lone Oak Road
Nashville, TN 37215

MAP: 131-03-0

PARCEL: 167.00

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, **Steven Shaughnessy, an unmarried man**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Amy D. Gandhi and James R. Davenport, wife and husband** 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:

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

Being Lot No. 21 on the Map of the Neil Hunt Subdivision, of record in Book 974, page 19, of the Register's Office for said County.

Said Lot No. 21 fronts 75 feet on the easterly side of Lone Oak Road and runs back between lines, as measured from the center line of said road, 250 feet on the northerly line and 250.45 feet on the southerly line, along the northerly margin of Warfield Avenue, to the westerly line of Lot No. 18, on which it measures 91.65 feet.

Included in the above description but expressly excluded from this conveyance is the following described:

A strip beginning at the southerly corner of said Lot No. 21 at the northerly margin of Warfield Avenue; thence northerly 91.65 feet along the dividing line between Lot 21 and Lot 18; thence westerly 10 feet; thence approximately 92 feet to the northerly margin of Warfield Avenue, said line being the new dividing line between Lot 21 and Lot 18 on the Map of Neil Hunt Subdivision; thence along the northerly margin of Warfield Avenue 20 feet, to the point of beginning.

Being the same property conveyed to Steven Shaughnessy, an unmarried man, by Warranty Deed from Susan L. Brooks and husband, Brian McGuire, dated 7/18/07 and recorded 7/31/07 in Instrument Number 20070731-0090658, 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 paid by the Grantor herein.

Improved property known as: **4208 Lone Oak Road, Nashville, TN 37215**

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 the 27th day of October, 2009.

GRANTOR(S):

STEVEN 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 **STEVEN 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 this the 27th day of October, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My Commission Expires: 7-29-13

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$344,000.00**.

AFFIANT

SWORN TO and subscribed before me this the 27th day of October, 2009.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

NOTARY PUBLIC
My commission expires: 7-29-13