BILL GARRETT, Davidson County
Trans:T20100003864 DEEDWARR
Recvd: 01/20/10 15:19 2 pgs
Fees:13.00 Taxes:521.70
20100120-0005013

Prepared by:
Rell, Inc.
5409 Maryland Way, Ste 105
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Affiant

Subscribed and sworn to before me, this 18th day of January, 2010.

Notary Public
My commission expires: 9/3/12

AMY LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Matthew Banker 7221 Althorp Way, M-9 Nashville, TN 37211	New Owner	172120D33100CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Katherine W. Shepard, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Matthew Banker, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

LAND in Davidson County, Tennessee, being Unit M-9 as shown on Exhibit B2 & B3 to the Supplemental Declaration of Charter, Easements, Covenants and Restrictions for the Residential Neighborhood of Lenox Village, a Traditional Neighborhood Development, Annexing Additional Property to the Town Center Homes, A Horizontal Property Regime and Residential Neighborhood (Section Two, The Town Center Homes) of record as Instrument No. 200503240032209, as amended by Instrument Number 200508150096405, Register's Office of said County, being further a part of the same property shown on the Plan of Section 2, The Town Center Homes at Lenox Village, of record as Instrument No. 200503220031182, said Register's Office, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Katherine W. Shepard by deed from Regent Homes, LLC dated 11/4/05 of record as Instrument No. 200511080135439, Register's Office of Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7221 Althorp Way, M-9, Nashville, TN 37211.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 14th day of January, 2010.

Katherine W. Shepard

Katherine W. Shepard

STATE OF New York
COUNTY OF New York

Personally appeared before me, the undersigned, a notary in and for said county and state, the within named Katherine W. Shepard, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in New York (city), New York (state), this 14th day of January, 2010.

My Commission Expires: June 6, 2013

Greta Roth
Notary Public

GRETA ROTH
Notary Public - State of New York
NO. 01RO6128044
Qualified in Queens County
My Commission Expires June 6, 2013