WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/01/10 14:37 3 pgs
Fees:18.00 Taxes:555.00
20100401-0024598

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2010.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANNE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greater Nashville Title and Closing Company, 200 Madison Street, Madison, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sean M Shannon	Farmers Bank & Trust	08507000200
(NAME) 233 Downeymeade Drive	(NAME) 330 Mayfield Dr, Ste. C-6	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Bluff Haven Realty, LLC., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sean M Shannon and Emily K Shannon, as husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Lot No. 224 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Pages 83 and 84, Register's Office for Davidson County, Tennessee and described as follows:

Said Lot No. 224 fronts 85 feet on the northeasterly side of Downeymeade Drive and runs back between lines 155 feet on the northwesterly line and 148.71 feet on the southeasterly line to a dead line in the rear which is a broken line on which it measures 85.27 feet.

Being a part of the same property conveyed to Bluff Haven Realty, LLC. from Gary S. Bradshaw and wife Patricia C. Bradshaw by Quit Claim Deed recorded as Instrument Number 20050128-0010416 and re-recorded as Instrument Number 20060417-0043562, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to property taxes for the year 2010 and subsequent years, also subject to Stanford Country Club Estates, of record in Plat Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate, certain notes, minimum building setback lines, if any, as may be set forth thereon.

unimproved ☐

This is improved ☑ property, known as 233 Downeymeade Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 31st day of March, 2010.

Bluff Haven Realty, LLC

By:
Steve Bradshaw as Chief Manager

File No.: 2010-0085
TN Warranty Deed

STATE OF TENNESSEE

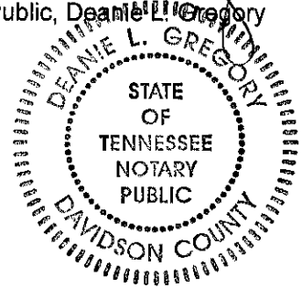
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Steve Bradshaw, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Manager of **Bluff Haven Realty, LLC.**, the within named bargainor, a limited liability company, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Chief Manager.

WITNESS my hand and seal this 31st day of March, 2010.

My Commission Expires:
March 03, 2014

Notary Public, Deanie L. Gregory



I, Jeanne Burton Gregory, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Jeanne Burton Gregory who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-18-2011

Notary's Seal

