Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle, Suite 100
Brentwood, TN 37027
615-346-4665

Davidson County	DEEDWARR
Recvd: 04/22/10 16:06	3 pgs
Fees:18.00 Taxes:571.65	
20100422-0030649	

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $164,500.00

Affiant

Subscribed and sworn to before me, this 21st day of April 2010.

Notary Public
My commission expires: January 23, 2012

SHERI PROW PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaun Zachary Sutton	Tennessee Bank & Trust	161110A12000
497 Huntington Ridge Dr.	330 Mayfield Dr. Suite C-6	
Nashville TN 37211	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Brandon E. Shupe and wife Jennifer Marsh Shupe hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Shaun Zachary Sutton, an unmarried man and Shaun E. Sutton and wife Marcia K. Sutton by joint tenants with right of survivorship hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 120 of Final Plat Revision One Huntington Townhouse Condominium of record in Book 9700 Page 846 which revised plat of record in Book 4675 Page 8 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon E Shupe and Jennifer S. Marsh (now known as Jennifer Marsh Shupe) by deed from James R. Hanson of record in Instrument No 20060626-0075864 and re-recorded in No. 20060908-0111313 Register's Office for Davidson County, Tennessee and dated June 26, 2006.

This conveyance is made subject to the following: 1) 2010 taxes, a lien which are not yet due and payable. 2) If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by statute. The company assumes no liability for taxes assessed by correction pursuant to the provision of TCA 67-5-7603 et seq 3) All matters appearing on plan of Final Plat Huntington Townhouse Condominium of record in Book 9700 Page 846 which revised Book 4675 Page 9, Register's Office for Davidson County, Tennessee 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4729 page 687 and amended in Book 4889 Page 905 and Book 5394

Page 243 and in any allied instruments(s) referred to in said restrictions. 5)Bylaws for Huntington Townhome Association of record in Book 7423 Page 762 and amended in Instrument No. 20080324-0029069

This property is improved property known as 497 Huntington Ridge Dr., Nashville, Tennessee 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 Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 21st day of April, 2010.

Brandon E. Shupe

Jennifer Marsh Shupe

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon E. Shupe and Jennifer Marsh Shupe, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 21st day of April, 2010.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/29/11
FILE NO: 06415

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

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

