WARRANTY DEED

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 28th DAY OF May, 2010.

Notary Public

MY COMMISSION EXPIRES: 10-16-11

(AFFIX SEAL)

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

P-RE-10-5556

THIS INSTRUMENT WAS PREPARED BY

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaun A. Shankel	new owner	
5556 Hill Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		16016004400
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CORY S. MATNEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAUN A. SHANKEL AND WIFE, ERIN C. SHANKEL, hereinafter called the Grantee(s), their heirs and assigns, that 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. 3 on the Plan of REVISION LOTS 1, 3, 4, 6, 13 & 14, SECTION TWO, WOODRIDGE, as of record in Plat Book 6900, page 983, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CORY S. MATNEY by deed from EUGENE H. NIX AND WIFE, JUDITH B. NIX of record in Instrument 200511290143472 on 11/15/2005 and filed for record on 11/29/2005, Register's Office for DAVIDSON County.

This conveyance is subject to A) 2010 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 6900, page 983, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5556 HILL ROAD, BRENTWOOD, Tennessee 37027-4439
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 28th day of May, 2010.

Cory S. Matney by Michael S. Matney his attorney in fact
Cory S. Matney

BILL GARRETT, Davidson County
Trans: T20100033863 DEEDWARR
Recvd: 06/03/10 15:57 2 pgs
Fees: 13.00 Taxes: 1239.50

20100603-0043208

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 28th day of May, 2010, before me personally appeared Michael G. Matney to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cory S. Matney and who acknowledged he/she/they executed the same as the free act and deed of the said Cory S. Matney.

Witness my hand and official seal, this the 28th day of May, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959