File No. 210040439

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11
(AFFIX SEAL)

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20100033910 DEEDWARR
Recvd: 06/04/10 08:28 2 pgs
Fees:13.00 Taxes:1217.30
20100604-0043245

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Neal A. Faught | NEW OWNER | 172090A04200 |
| (NAME) | (NAME) | |
| 6344 Banbury Station | | |
| (ADDRESS) | (ADDRESS) | |
| Brentwood, TN 37027 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Lawrence E. Shanks and wife, Judith Shanks, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Neal A. Faught and Jennifer L. Faught, husband and wife, 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, to-wit:

**Land in Davidson County, Tennessee, being Lot No. 42 on the Final Plat of Section Two, Banbury Crossing, of record in Plat Book 9700, Pages 605-609, and amended by Adoption, Recertification and Approval of the Final Plat of Section Two of Banbury Crossing of record in Book 10970, Page 943, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.**

**Being the same property conveyed to Lawrence E. Shanks and wife, Judith Shanks by Deed from Amy Sweeney (now known as Amy Little), married, dated September 8, 2005 and filed for record on September 13, 2005 in Instrument 20050913-0109996, Register's Office for Davidson County, Tennessee.**

County of Davidson Taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel Identification No. 172090A04200CO.

All matters as set forth per Book 9700, Pages 605-609, Book 10970, Page 943, said Register's Office.

Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, and Book 4693, Page 690, said Register's Office.

Restrictions of record in Book 10369, Page 48, as amended in Book 10962, Page 516, Book 11218, Page 180, Instrument 20030728-0105031, and Instrument 20051020-0126681, said Register's Office.

By-Laws of record in Instrument 20020610-0070239, said Register's Office.

Charter of Banbury Crossing Homeowners Association, Inc. of record in Book 11187, Page 575, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 6344 Banbury Station, Brentwood, TN 37027
(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 hands this 1st day of June, 2010.

Lawrence E. Shanks

Judith Shanks

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Lawrence E. Shanks and wife, Judith Shanks, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/1/2010.

Witness my hand at office this 1st day of June, 2010.

Commission expires: 9/23/15

Notary Public

**File Number: 210040439**

**RETURN TO:**
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY