WARRANTY DEED

SHELLEY A. MADDOX STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 06-30-2014

R-VRES-10-1653

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,500.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF February, 2011.

Notary Public

MY COMMISSION EXPIRES: 6/30/14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shamrock Homes & More, LLC	SAME	
5543 Edmondson Pike, Suite 77 1653 Harpeth Run Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		126-16-A-404.00 CO
(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, I/we BRIAN DUKE AND WIFE, MARNE ROWLAND-DUKE, AKA MARNE K. ROWLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHAMROCK HOMES & MORE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, 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 537, PARKVIEW AT RIVERWALK, PHASE 1, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20050215-0016985, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM BRIAN DUKE AND WIFE, MARNE DUKE, TO BRIAN DUKE AND WIFE, MARNE K. ROWLAND, AS RECORDED ON THE 12TH DAY OF NOVEMBER, 2008, IN INSTRUMENT NO. 20081112-0112050 AND WARRANTY DEED FROM CORINTHIAN CUSTOM HOMES, INC. TO BRIAN DUKE AND WIFE, MARNE DUKE AS RECORDED ON THE 6TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061006-0124446, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID MARNE K. ROWLAND HAVING SINCE MARRIED AND NOW BEING KNOWN AS MARNE ROWLAND-DUKE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN INSTRUMENT NO. 20050215-0016985; INSTRUMENT NOS. 20011105-0121083, 20020424-0050565, 20040430-0049313, 20040506-0051985, 20050308-0025001, 20060320-0031638, 20061103-0136691 AND 20061214-; INSTRUMENT NO. 20011105-0121083; BOOK 751, PAGE 375; BOOK 787, PAGE 7; BOOK 4205, PAGE 194; BOOK 4226, PAGE 715; BOOK 4257, PAGE 647; BOOK 7526, PAGES 315, 318 AND 324; INSTRUMENT NOS. 20021125-0145984 AND 20040812-0097619; INSTRUMENT NO. 20010706-0072536; INSTRUMENT NOS. 20010919-0101279, 20040318-0030734 AND 20040826-0103240; INSTRUMENT NO. 20010919-0101280; SAID REGISTER'S OFFICE; C) PLAT BOOK 1, PAGE 25 AND PLAT BOOK 1, PAGE 121 IN CHANCERY COURT; D) CHARTER RIGHT OF WAY FOR CSX TRANSPORTATION RAILROAD; AND E) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1653 Harpeth Run Drive, Nashville, Tennessee 37221

(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.

BILL GARRETT, Davidson County
Trans:T20110010917 DEEDWARR
Recvd: 02/23/11 09:11 2 pgs
Fees:13.00 Taxes:301.55
20110223-0014695

Witness my/our hand(s) this 18th day of February, 2011.

Brian Duke

Marne Rowland-Duke

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian Duke and Marne K. Rowland, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of February, 2011.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903