23098
Box 144

THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20110037273 DEEDWARR
Recvd: 06/22/11 09:20 2 pgs
Fees:13.00 Taxes:917.60
20110622-0047702

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***248,000.00.

Affiant

Subscribed and sworn to before me this 20 day of June, 2011.

Notary Public

My Commission Expires: 2/24/13

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Brian C. Shonesy 923 Rodney Drive Nashville, Tennessee 37205	Access National Mortgage Corp 1800 Robert Fulton Drive Suite 350 Reston, Virginia 20191	MAP 115-01-0 PARCEL 010.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Eight Thousand and 00/100 Dollars ($***248,000.00) cash in hand paid, the receipt of which is hereby acknowledged, we, William J. Green and wife, Tory Green, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Brian C. Shonesy and wife, Katherine Liles Shonesy, (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:

BEING Lot No. 42 on the Plan of Brook Meade Addition, Section II, of record in Plat Book 2663, page 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to William J. Green and spouse, Tory Greene, by Warranty Deed dated April 18, 2002, from James J. Jakestic and wife, Gina M. Dodson A/K/A Gina M. Jakestic, of record as Instrument Number 20020923-0115792 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 923 Rodney Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the aforesaid real estate, together with any and all appurtenances and improvements thereunto belonging to the said GRANTEES, their heirs and assigns, in fee simple, forever.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by Grantees herein.

2. Matters, if any, shown on the Plan of Brook Meade Addition, Section II, of record in Book 2663, page 59, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument on this the 20th day of June, 2011.

20/June/2011

William J. Green

Tory Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William J. Green and Tory Green, the bargainors, 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 this 20th day of June, 2011.

Notary Public

My Commission Expires: 8.29.13

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY