BILL GARRETT, Davidson County
Trans:T20120037539 DEEDWARR
Recvd: 05/22/12 11:05 2 pgs
Fees:13.00 Taxes:821.40
20120522-0044292

BOX 30-3

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $222,000.00

Affiant

Subscribed and sworn to before me, this 18th day of May, 2012.

Notary Public

My commission expires: 9-8-13

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE
(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cindy Hazen	~~New Owner~~ Prime Lending	**Map\Parcel: 171-03-0-B-173.00CO**
111 Carriage Court	18111 Preston Rd Ste. 900	
Brentwood, TN 37027	Dallas, TX 75252	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Katherine A. Shaughnessy as Trustee for the K. A. Shaughnessy Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cindy H. Hazen and husband, Theodore W. Hazen

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:

Land in DAVIDSON County, Tennessee, being Unit No. 33 on the Plan of Townhomes of Fredrickburg, Revision One, Phase Two, Section Five, of record in Plat Book 9700, page 578 and revised in Instrument No. 20000804-0077800, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Katherine A. Shoughnessy by Warranty Deed from Jimmy J. Corum and wife, Rachel M. Corum, of record in Instrument No. 20061009-0124800, dated October 2, 2006, Register's Office for Davidson County, Tennessee. Katherine A. Shaughnessy conveyed her interest in said property by Quitclaim Deed to K.A. Shaughnessy Revocable Living Trust, of record in Instrument No. 20080208-0012984, dated February 5, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 9700, Page 578 and Instrument No. 20000804-0077800, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10126, Page 435 amended in Book 10224, Page 683, Book 10774, Page 945, and Instrument #20000718-0070558 and Instrument No. 20050705-0076596, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 10774, Page 938, Register's Office for DAVIDSON County, Tennessee.
PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 8920, Page 45, Book 10694, Page 539, Book 10774, Page 999, Register's Office for DAVIDSON County, Tennessee.
Sewer & Drainage Easement of record in Book 7358, Page 643, Book 7993, Page 269, Page 9607, Page 431, Register's Office for DAVIDSON County, Tennessee.

Drainage Easement of record in Book 7851, Page 712 and Book 10012, Page 756, Register's Office for DAVIDSON County, Tennessee.
Easement to BellSouth of record in Book 10709, Pages 143, Register's Office for DAVIDSON County, Tennessee.
Storm Water Detention Agreement of record in Book 10584, Page 134, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas/elements.
Subject to lien for special assessment contained in DCCR's/Master Deed.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 111 Carriage Court, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 18th day of May, 2012.

K. A. Shaughnessy Living Trust

Katherine A. Shaughnessy, Trustee
By: Katherine A. Shaughnessy, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Katherine A. Shaughnessy** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the K. A. Shaughnessy Living Trust**, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of May, 2012.

Notary Public

My Commission Expires:

RUSSELL J. McCANN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
COMMISSION EXPIRES JUNE 16, 2013

File #: **120366JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027