BILL GARRETT, Davidson County
Trans:T20120039791 DEEDWARR
Recvd: 05/31/12 09:44 2 pgs
Fees:13.00 Taxes:1441.15

20120531-0047034

WARRANTY DEED

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $389,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd DAY OF May, 2012.

(Affix Seal) Notary Public

My Commission Expires: 6-28-15

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry G. Laird, Jr.	SunTrust Mortgage	Map 142-16-A
(NAME)	(NAME)	
1517 Daventry Court	1001 Semmes Avenue	Parcel 102 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **ROBERT A. SHY AND WIFE, MARTHA P. SHY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRY G LAIRD, JR. AND CATHERINE P. LAIRD, HUSBAND AND WIFE,** 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 Lot No. 102 on the Plan of Devon Park, Phase 3, a Planned Unit Development, of record in Plat Book 6900, page 52, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Robert A. Shy and wife, Martha P. Shy, by deed from Edward Alfred Martin and wife, Ruth Parker Martin, of record in Instrument No. 20000901-0086656, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 6900, page 52, said Register's Office; (c) restrictive covenants of record in Book 6176, page 7, and Book 6967, page 156, said Register's Office; (d) Bylaws of record in Book 8276, page 53, said Register's Office; and (e) easement of record in Book 6145, page 252, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1517 Daventry Court, 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 GRANTEES, their heirs and assigns forever; and we do covenant with 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 our hands this 23rd day of May, 2012.

Robert A. Shy

Martha P. Shy

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 Robert A. Shy and Martha P. Shy, the bargainor, 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 at Nashville, Tennessee this 23rd day of May, 2012.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015