This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20120065927 DEEDWARR
Recvd: 09/04/12 10:35 2 pgs
Fees: 13.00 Taxes: 1026.75

20120904-0079419

BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $277,500.00.

Affiant

Subscribed and sworn before me this the 30th day of August, 2012.

Notary Public
My commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Matthew R Holt 417 Carphilly Court Brentwood, TN 37027	TN Bank & Trust 4007 Hillsboro Rd Nashville TN 37215	172-5B-132CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRAD SHAUGHNESSY AND MARIANNE SHAUGHNESSY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MATTHEW R HOLT AND WIFE, KIMBERLY M HOLT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of STERLING OAKS, PHASE III, as shown by plat of record in Instrument No. 200011220115320, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Brad Shaughnessy and Marianne Shaughnessy, husband and wife by deed from CTX Mortgage Company, LLC dated August 15, 2009 of record in Instrument No. 20070911-0108834. Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS __X__ IMPROVED ____UNIMPROVED PROPERTY KNOWN AS 417 Carphilly 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, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 30th day of August, 2012.

Brad Shaughnessy

Marianne Shaughnessy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brad Shaughnessy and Marianne Shaughnessy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of August, 2012.

My commission expires:

11/7/12

Notary Public

