WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130048644 DEEDWARR
Recvd: 06/11/13 10:05 2 pgs
Fees:13.00 Taxes:769.60
20130611-0059135

SONDRA REECE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5 DAY OF June, 2013

Notary Public

MY COMMISSION EXPIRES: 3/1/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Eric Brooks	James Eric Brooks	172-16-A-001.00
(NAME) 3700 Shane Point Place	(NAME) 3700 Shane Point Place	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	MST 2013-0547
(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, Brett L. Milner and Lynn L. Grundset, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Eric Brooks, 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. 1 on the Plan of Revision to Shane Point of record as Instrument No. 20101021-0084160, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brett L. Milner and Lynn L. Grundset by deed from Regent Homes, LLC, a Tennessee limited liability company of record as Instrument No. 20110429-0032946, in the Register's Office for Davidson County, Tennessee, dated April 28, 2011, recorded April 29, 2011.

Being part of the same property conveyed to Regent Homes, LLC, a Tennessee limited liability company by deed from McGowan Family Limited Partnership, a Tennessee limited partnership, of record as Instrument No. 20070323-0035373, in the Register's Office for Davidson County, Tennessee, dated February 15, 2007, recorded March 23, 2007.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Shane Point of record in Instrument No. 20100826-0067674, as corrected by Scrivener's Affidavit of record as Instrument No. 20100827-0068089, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws for Shane Point Homeowners Association, Inc. attached as Exhibit "C" to the aforementioned Declaration of Covenants, Conditions and Restrictions for Shane Point. Charter of the Shane Point Homeowners Association of record as Instrument No. 20091215-0114290, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 11338, page 738, Register's Office for Davidson County, Tennessee. Easements for sanitary sewer and storm drainage of record in Book 10316, Page 569, Book 10419, Page 504, Book 10569, Page 732, Book 10419, Page 470 and Book 10419, Page 516, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record as Instrument No. 20091013-0094825, Register's Office for Davidson County, Tennessee. Easement granted to Comcast of Nashville I, LLC, of record as Instrument No. 20090714-0065911, Register's Office for Davidson County, Tennessee. Drainage Easement and Maintenance Agreement for Detention Facilities of record

as Instrument No. 20070323-0035374, Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 3700 Shane Point Place, Nashville, TN 37211
(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 my/our hand(s) this 5th DAY OF June, 2013.

Brett L. Milner

Lynn L. Grundset

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brett L. Milner and Lynn L. Grundset, with whom I am personally acquainted (or provided 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 5th day of June, 2013.

Notary Public

My Commission Expires: 7-5-16

(SEAL)

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____