Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

BILL GARRETT, Davidson County
Trans:T20130052416 DEEDWARR
Recvd: 06/20/13 14:57 2 pgs
Fees:13.00 Taxes:702.63
20130620-0063512

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $189,900.00

Affiant

Subscribed and sworn to before me, this 14th day of June 2013.

Rachael A. Alexander
Notary Public
My commission expires: 05-20-2017

RACHAEL A ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Colby B. Shea 2150 Blake Dr Nashville TN 37013-0000	New Owner	173110A087.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Stephen A. Cash and wife Tamara Cash hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Colby B. Shea and Tara M. Shea, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No 66 on the Plan of Section Three Stanford Village of record in Book 20011217-0139079 Register's Office of Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen Cash by deed from Beazer Homes Corp, DBA Phillips Builders, a Tennessee corporation of record in Instrument No. 20030408-0046139 Register's Office for Davidson County, Tennessee. Stephen Cash having conveyed property by quitclaim deed to Stephen A. Cash and wife Tamara Cash of record in Instrument No. 20090603-0050989 Register's Office for Davidson County, Tennessee and dated June 18, 2009.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Section Three Stanford Village of record in Instrument No. 20011217-0139079, Register's Office for Davidson County, Tennessee 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument Nos. 20000228-0019107; 20000301-0020280; 20010319-0026310; 20020123-0009420; 20041108-013424 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Stanford Village Homeowner's Association of record in Instrument No. 20000217-0016310 5) Bylaws for Stanford Village Homeowners Association of record in Instrument No. 20000217-0016311

This property is improved property known as 2150 Blake Dr, Nashville, Tennessee 37013-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with

Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 14th day of June, 2013.

Stephen A. Cash

Tamara Cash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen A. Cash and Tamara Cash, the bargainor(s), 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 Brentwood, Tennessee, this 14th day of June, 2013.

Notary Public

My Commission expires: 9/23/15

FILE NO: 07614

Amy Cross Nance
State of Tennessee
Notary Public
Williamson County