Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20130101919 DEEDWARR
Recvd: 12/04/13 13:49 2 pgs
Fees:13.00 Taxes:4810.00
20131204-0123613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of December, 2013.

Notary Public
My Commission Expires: 9/11/17

TIFFANY CARVALHO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

13-0352

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael D. Shannon	New Owners	159 02 0
1208 Beddington Park		047.00
Nashville, TN 37215		

WARRANTY DEED

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 acknowledged, we

Jane M. Burrus and Swan Burrus, III, wife and husband, as joint tenants with the right of survivorship, not tenants in common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael D. Shannon and Joellyn E. Conk, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Hound's Run, of record in Plat Book 6900, Pages 167-171, Register Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Swan Burrus and wife, Jane M. Burrus, by deed from Dale A. Holmer and wife, Willa B. Holmer, dated August 29, 2008, recorded as Instrument No. 20080903-0090178, Register's Office for Davidson County, Tennessee. Further Swan Burrus conveyed to Jane M. Burrus by Quitclaim Deed dated March 3, 2009, recorded as Instrument No. 20090311-0022021, said Register's Office. Subsequently, Jane M. Burrus, a married woman and joined by her spouse, Swan Burrus, III, conveyed subject property to Jane M. Burrus and Swan Burrus, III, wife and husband, as joint tenants with right of survivorship, not as tenants in common, by Quitclaim Deed dated February 15, 2013, of record as Instrument No. 20130215-0015933, said Register's Office and again, dated March 21, 2013, recorded as Instrument No. 20130515-0048703, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1208 Beddington Park, Nashville, TN 37215.**

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 2nd day of December, 2013.

Jane M. Burrus

Swan Burrus, III

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 **Jane M. Burrus and Swan Burrus, III,** the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of December, 2013.

Larry N. Westbrook, Notary Public
State of Tennessee at Large
My Commission Expires: 04/01/17

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN