THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14071379** BILL GARRETT, Davidson County Trans:T20140055903 DEEDWARR Recvd: 08/01/14 09:16 2 pgs Fees:13.00 Taxes:739.63 20140801-0068745	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2014. Notary Public My Commission Expires: 9-26-2016 CHERYL A. DILLON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Timothy J. Walsh and Donna D. Walsh 2337 Alteras Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 173-09-0-A-592.00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William D. Shrewsbury, Trustee of the William D. Shrewsbury Revocable Trust and Barbara S. Shrewsbury, Trustee of the Barbara S. Shrewsbury Revocable Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy J. Walsh and Donna D. Walsh, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 566 on the Plan of Section One of Phase Eight Lenox Village, of record in Plat at Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William D. Shrewsbury and Barbara S. Shrewsbury, Trustees of the William D. & Barbara S. Shrewsbury Revocable Trust (Trust was incorrectly titled and should have read "William D. Shrewsbury, Trustee of the William D. Shrewsbury Revocable Trust and Barbara S. Shrewsbury, Trustee of the Barbara S. Shrewsbury Revocable Trust") by deed from Wayne B. Mason, Matthew Speyer, Donna Lynn Mason and Julie Speyer (formerly known as Julie Diane Minton), of record in Instrument No. 20130604-0056293, Register's Office for Davidson County, Tennessee, recorded on June 04, 2013.

This Conveyance is subject to the matters set forth below, if any:

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060824-0104608, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20020315-0032826; Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions with bylaws of Lenox Village, a Traditional Neighborhood Development of record in Instrument No. 20020315-0032826, Register's Office for Davidson County, Tennessee.

Charter of Lenox Village Neighborhood Association of record in Instrument No. 20020412-0045831, Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Lenox Village Neighborhood Association, Inc. Homeowner's Association of record in Instrument No. 20020510-0053757 and Instrument No. 20020507-0056338, Register's Office for Davidson County, Tennessee.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20010918-0100850; Instrument No. 20010918-0100852; Instrument No. 20020628-0078164; Instrument No. 20051213-0149579; Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, Register's Office for Davidson County, Tennessee.

This is improved property located at 2337 Alteras Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of July, 2014.

William D. Shrewsbury, Trustee of the William D. Shrewsbury Revocable Trust

Barbara S. Shrewsbury, Trustee of the Barbara S. Shrewsbury Revocable Trust

STATE OF Georgia)
COUNTY OF Fannin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William D. Shrewsbury, Trustee of the Williams D. Shrewsbury Revocable Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2014.

Notary Public

My Commission Expires: _____

GRETCHEN GARRETT NOTARY PUBLIC GILMER COUNTY GA EXPIRES GEORGIA MARCH 26TH 2017

STATE OF Georgia)
COUNTY OF Fannin)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barbara S. Shrewsbury, Trustee of the Barbara S. Shrewsbury Revocable Trust, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2014.

Notary Public

My Commission Expires: _____

GRETCHEN GARRETT NOTARY PUBLIC GILMER COUNTY GA EXPIRES GEORGIA MARCH 26TH 2017