Return To: Founders Title and Escrow, LLC
1912 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/21/06 11:40 2 pgs
Fees:13.00 Taxes:1073.00
20060221-0020037

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Edward W Sherwood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of February, 2006.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: September 30, 2009.
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP
Vance A. Shaffer, Jr.	Owner	115-09-0
836 Rodney Drive	Same	GROUP
Nashville, Tennessee 37205		PARCEL 029.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********** Two Hundred Ninety Thousand Dollars and Zero Cents ($290,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Edward W. Sherwood, a single person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Vance A. Shaffer, Jr. and wife, Jan B. Shaffer, 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.

BEING Lot No. 116 on the Plan of West Meade Hills, Section 4, of record in Book 3300, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 116 fronts 133.0 feet on the easterly margin of Rodney Drive and runs back therefrom between lines 562.5 feet and 541.5 feet on its respective southerly and northerly sidelines to a dead line measuring 70.0 feet thereon.

BEING the same property conveyed to Edward W. Sherwood, unmarried, by deed dated October 3, 2002, from John N. Newman and wife, Shirley E. Newman, of record as Instrument No. 20021010-0124611 in the Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all matters shown on the plan of record and the property taxes for the current year which have been prorated between the parties herein and assumed by the Grantees herein.

This is:

unimproved ☐

improved ☒ property known as 836 Rodney Drive, Nashville, Tennessee 37205

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 hand this 17th day of February, 2006.

Edward W. Sherwood

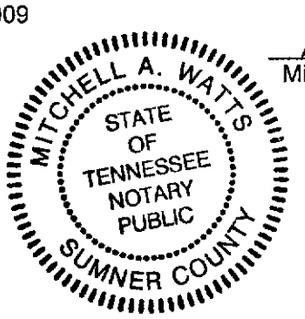
STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Edward W. Sherwood, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of February, 2006.

Commission expires: September 30, 2009



Mitchell A. Watts Notary Public