Davidson County DEEDWARR
Recvd: 09/07/06 09:45 2 pg
Fees:13.00 Taxes:1243.20
20060907-0110564

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
3125 North Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Paul W. Sherrick, et ux
1908 Myleen Place
Old Hickory, TN 37138

MORTGAGEE

SEND TAX BILLS
Countrywide Home Loans Inc
2021 N Gallatin Rd Ste 280
Madison TN 37115

MAP-PARCEL:
064-03-0-A -093.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Michael B. Caronna and wife, Kristi Caronna,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Paul W. Sherrick and wife, Leslie Sherrick,** 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. 170 on the Plan of Brandywine Pointe, Phase Eleven, Section One, as of record in Plat Book 9700, page 148, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Michael B. Caronna and wife, Kristy Caronna by deed of record from Steven M. Hansen and wife, Sharon W. Hansen, dated August 5, 2004 of record in Book 200408110096798, Register's Office, Davidson County, Tennessee.

Kimberly Bodewig executed this instrument on behalf of Michael B. Caronna and Kristy Caronna pursuant to a power of attorney which is being placed of record concurrently herewith.

This is the same description as in previous deed of record.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Declaration of Covenants, Conditions and Restrictions of record in Book 8120, Page 170; Book 9576, Page 846; Book 8671, Page 484; Book 9776, Page 427 and Book 10040, Page 30; Restrictions for Boat Dock of record in Book 8695, Page 379 and Book 9145, Page 957; Book 10194, Page 767 and Book 9010, Page 627; Easements of record in Book 11108, Page 555; Land Lease for Clubhouse of record in Book 9128, Page 615; Book 9576, Page 846; Charter for HOA of record in Book 9013, Page 39 and Book 9117, Page 77; easements, covenants and conditions as shown on the plan of record in Plat Book 9700, Page 148, Register's Office, Davidson County, Tennessee.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **1908 Myleen Place Old Hickory, TN 37138.**

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 1st day of September, 2006.

Michael B. Caronna by Kimberly Bodewig Attorney in Fact
Michael B. Caronna
By: Kimberly Bodewig, Attorney-in-Fact

Kristy Caronna by Kimberly Bodewig attorney in Fact
Kristy Caronna
By: Kimberly Bodewig, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

On this 1st day of Septmeber 2006, before me personally appeared Kimberly Bodewig, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument for the purposes therein contained in behalf of Michael B. Caronna and wife, Kristy Caronna and who acknowledged that he/she executed the same as the free act and deed of Michael B. Caronna and wife, Kristy Caronna.

Witness my hand and official seal at Mt. Juliet, Tennessee this 1st day of September, 2006.

NOTARY PUBLIC

DEAN ROBINSON NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires: 12-15-07

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater for this transfer is $336,000.00.

Paul W. Sherrick
AFFIANT

Subscribed and sworn to before me this 1st day of September, 2006.

NOTARY PUBLIC

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF

My Commission Expires: 11-28-09