Davidson County DEEDWARR
Recvd: 06/20/07 12:48 4 pgs
Fees:23.00 Taxes:1221.00
20070620-0073695

WARRANTY DEED

SONYA SULLIVAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 19, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff & Carly S. Black	new owner	**126160A32600**
(NAME)	(NAME)	
7388 Riverfront Dr.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 18th day of June 2007, by and between **Daniel Sherwin and wife, Amy Sherwin**, party of the first part, and **Jeff Black and Carly S. Black, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part, the following described real estate situated and being in the County of DAVIDSON Sate of Tennessee, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Daniel Sherwin and wife, Amy Sherwin by deed from The Jones Company of Tennessee, LLC and filed of record in Instrument No. 20050817-0097330, Register's Office for DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for:

See Exhibit B for exceptions to title

;and that the title and quite possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.

Daniel Sherwin
DANIEL SHERWIN

Amy Sherwin
AMY SHERWIN

STATE OF Massachusetts
COUNTY OF Norfolk

Before me, a Notary Public in and for said County and State, personally appeared DANIEL SHERWIN, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Franklin, Massachusetts this 2 day of June, 2007.

Commission expires: 11/22/2013

Derek W Doherty
Notary Public

"Notary Public"
Derek W. Doherty
Commonwealth of Massachusetts
My Commission Expires on Nov. 22, 2013

STATE OF

COUNTY OF

Before me, a Notary Public in and for said County and State, personally appeared AMY SHERWIN, individual(s) who executed the foregoing instrument and acknowledged that the same is said individual(s) free and voluntary act and deed.

Witness my hand and official seal at Chelsea, Alabama this 4th day of June, 2007.

Commission expires: 2-18-2008

Lori S. Appling
Notary Public

LORI S. APPLING NOTARY PUBLIC STATE AT LARGE ALABAMA

EXHIBIT A

BEING Lot No. 210, on the Plan of Final Plat of Riverwalk, Phase 2C, of record in Instrument No. 20040130-0011799, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

EXHIBIT B

Subject to all matters as set forth per Instrument No. 2004130-0011799, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20040130-0011799, Register's Office of said County.

Easement as shown of record in Deed Book 513, Page 396; Book 751, Page 375; Book 787, Page 7; Book 4205, Page 194; Book 4226, Page 715; Book 4257, Page 647; Book 7526, Page 315; Book 7526, Page 318 and Book 7526, Page 324, Register's Office for said County.