THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 27114-10-2007**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $250,000.00. Affiant Subscribed and sworn to before me this 2nd day of November, 2007. Notary Public My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 22, 2010

WARRANTY DEED

Address New Owner: Jason Michael Sheer 39 Bancroft Place Nashville, TN 37215	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 158040A074.00CO

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, **Michael J. Park and wife, Jill O. Park**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jason Michael Sheer** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 21 Annandale, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 2nd day of November, 2007.

Michael J. Park

Jill O. Park

Davidson County DEEDWARR
Recvd: 11/06/07 10:38 2 pgs
Fees:13.00 Taxes:925.00
20071106-0130777

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Michael J. Park and Jill O. Park**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of November, 2007.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE I Michael Morgan My Commission Expires July 25, 2011 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Revised Section Two, Otter Wood as of record in Plat Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Michael J. Park and wife, Jill O. Park by deed dated May 31, 2007 from Nashville Property Managers, LLP of record in Instrument No. 20070608-0069120, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2007 County Taxes which have been paid by the Grantor and prorated by the parties.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Otter Wood, of record in Book 7260, page 483, amended in Book 8762, page 199, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Dedication of common area to Otter Wood Homeowners Association of record in Book 9903, page 850, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Otter Wood Homeowners Association of record in Book 7292, page 315, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee.
6. Easement for ingress and egress of record in Book 7667, page 218, corrected in Book 7942, page 678, Register's Office for Davidson County, Tennessee.
7. Addition to dedication of common area to Otterwood Homeowner's Association recorded in Book 8250, page 859, and Book 9700, page 529, Register's Office for Davidson County, Tennessee.