THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 363,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY November, 2008 Notary Public MY COMMISSION EXPIRES: 7-24-10 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 12/02/08 09:56 3 pgs
Fees:18.00 Taxes:1344.95

20081202-0116722

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Sherrod	CityLife Lending Group, LLC	MAP 76
8763 Cub Creek Road	8480 Stagecoach Circle	PARCEL 13
Nashville, TN 37209	Frederick, MD 21701	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **David L. Stepp and wife, Karilyn Denise Stepp**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Sherrod**

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:

Land located partly in the 9th Civil District of Cheatham County, Tennessee and partly in the 8th Civil District of Davidson County, Tennessee, Beginning at an iron pin in the center of Cub Creek Road, south 37 degrees 17' 57" east 244.80 feet to an iron pin, one foot, more or less, west of a 30 inch white oak; thence south 63 degrees 47' 57" east to an iron pin; thence south 10 degrees 17' 57" east 394.84 feet to an iron pin; thence south 1 degree 42' 03" west 297.00 feet to an iron pin; thence south 8 degrees 17' 57" east 297.00 feet to an iron pin located 3 feet, more or less, north of a 20 inch white oak at a fence and being in the northerly line at the W. W. Johnson property; thence, north 79 degrees 25' 30" west 280.5 feet to an iron pin; thence south 78 degrees 34' 30" west 462.00 feet to an iron pin at a red oak and dogwood pointers at the westerly line of the Stephen Davidowski property; thence north 32 degrees 01' 00" west 412.89 feet to an iron pin and being the northwesterly corner of the Thomas W. Brown property; thence, north 25 degrees 15' 55" west 109.96 feet to an iron pin, being the northeasterly corner of the Clara Lee Vaughn property; thence north 78 degrees 19' 22" east 297.35 feet to an iron pin; thence north 28 degrees 14' 05" east 101.00 feet to an iron pin; thence north 23 degrees 45' 55" west 248.00 feet to an iron pin; thence north 10 degrees 13' 34" 165.12 feet to an iron pin in the center of Cub Creek Road; thence along with the center of Cub Creek Road, north 26 degrees 36' 16" east 134.85 feet to the point of beginning, containing 15.882 acres, more or less, according to a survey by Thomas H. Alley, Land Surveyor #922,dated December 10, 1985. Reference is made to deed to establish common boundary line of record in book 392, page 440, Registers office for Cheatham County, Tennessee; said deed establishes the east boundary line to this property and is incorporated herein.

Being the same property conveyed to David L. Stepp and wife Karilyn Denise Stepp by deed from Rose A. Prock, married of record in Instrument No. 200504250045775, Registers office for Davidson County, Tennessee, and also of record in Book 144, page 236, Registers office for Cheatham County, Tennessee, dated April 21, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8763 Cub Creek Road, Nashville, TN 37209.**

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 hand(s) this the 25th day of November, 2008.

David L. Stepp

Karilyn Denise Stepp

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David L. Stepp** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of November, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OFDAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Karilyn Denise Stepp** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that SHE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of November, 2008.

My Commission expires May 8, 2012

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN