RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP45974

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090035155 DEEDWARR
Recvd: 05/28/09 13:49 2 pgs
Fees:13.00 Taxes:495.06
20090528-0049103

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-15-2013

DANA P. MASON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron B. Scherz	New Owner	14211004900
510 Holly Hill Court	"	
Nashville, TN, 37221	"	

FOR AND IN 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, I/WE,

Arnette E. Smith, a Widow

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

Aaron B. Scherz and Rebecca L. Scherz, husband and wife

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 in Davidson County, Tennessee, being Lot No. 97 on the Plan of Section II, Valley West, as of record in Book 3600, page 86, Register's Office for said County.

Said Lot No. 97 fronts 77.5 feet on the northeasterly side of Holly Hill Court, as measured around a curve, and extends back 203.71 feet on the easterly line and 245.08 feet on the westerly line, to a dead line in the rear on which it measures 181.52 feet.

Being the same property conveyed to Sidney Smith, Jr. and wife, Arnette E. Smith by deed from Robert R. Elder and wife, Nancy L. Elder of record in Book 5455, page 923, Register's Office for Davidson County, Tennessee. The said Sidney Smith, Jr., having since died.

The signature of Arnette E. Smith is signed by her duly appointed Attorney-in-Fact Tim Villager pursuant to the Limited Power of Attorney recorded as Instrument Number 20090528004910 2, in the Register of Deeds of Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 510 Holly Hill Court, Nashville, TN 37221

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 ___my/our____ hand(s)_____this 28th day of April, 2009

ARNETTE E. SMITH
By: Tim Villager, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 28th day of April, 2009, personally appeared Tim Villager to me known to be the person who executed the foregoing instrument on behalf of Arnette E. Smith as Attorney-in-Fact, and acknowledged that Tim Villager executed the same as the free act and deed of the said Arnette E. Smith, as though she had personally acted.

Witness my hand and official seal this 28th day of April, 2009.

Notary Public

My Commission Expires: 3/20/10

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds