WARRANTY DEED

G-VRE-10-4000

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $428,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF March, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/22/10
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven J. Simerlein	WR Starkey Mortgage L.L.P.	
4000 Moss Rose Drive (ADDRESS)	5055 W Park Blvd., Suite 300 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Plano, TX 75093 (CITY) (STATE) (ZIP)	73-1-259.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM SHERRY, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEVEN J. SIMERLEIN , UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOTS 10 AND 11, B. E. WOODARD'S SUBDIVISION OF A PART OF THE W. J. TUNE LAND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 974, PAGES 94 AND 95, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM SHERRY, JR., UNMARRIED BY WARRANTY DEED FROM CAROLYN J. WARREN, UNMARRIED, RECORDED ON THE 22ND DAY OF JULY, 2003 IN INSTRUMENT NO. 20030722-0102542, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE JOINS IN THE EXECUTION OF THIS DEED FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST SHE MAY HAVE IN SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 974, PAGES 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )
This is improved (X) property, known as 4000 Moss Rose Drive, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100019575 DEEDWARR
Recvd: 04/05/10 14:29 2 pgs
Fees:13.00 Taxes:1583.60
20100405-0025190

Witness my/our hand(s) this 26th day of March, 2010.

William Sherry, Jr.

Jennifer Sherry

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Sherry, Jr. and Jennifer Sherry, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of March, 2010.

Notary Public

My Commission Expires: 5/22/10

(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903