Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Hunter D. Sholar, Jr.
510 S. 14th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
SunTrust Mortgage, Inc.
401 Commerce St., Suite 6100
Nashville, TN 37219

MAP 83-13
GROUP
PARCEL 272.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hunter D. Sholar and wife, Linda R. Sholar,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Hunter D. Sholar, Jr., unmarried,** hereinafter called the GRANTEE, his 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. 108 and the northerly 12 feet of Lot No. 109 on the Plan of Payne, Blakemore, and Cummings Addition to Nashville, of record in Book 57, page 70, Register's Office, Davidson County, Tennessee.

Said Lot and part of Lot adjoin and front together 62 feet on the westerly side of South 14th Street and run back between parallel lines 159 feet 6 inches on the northerly line and 158 feet 6 inches, more or less, on the southerly line to an alley in the rear, measuring 62 feet, more or less.

Being the same property conveyed to Hunter D. Sholar and wife, Linda R. Sholar by deed dated from Jeremy Runions dated September 14, 2007 of record in Instrument no. 20070919-0112272, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

BILL GARRETT, Davidson County
Trans:T20100025229 DEEDWARR
Recvd: 04/28/10 09:42 3 pgs
Fees:18.00 Taxes:407.00
20100428-0032090

This is **improved** property known as **510 S. 14th Street, Nashville, Tennessee 37206.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 hands this the **15th** day of **April, 2010.**

Hunter D. Sholar

Linda R. Sholar

STATE OF
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Hunter D. Sholar and wife, Linda R. Sholar**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 15th day of April, 2010.

NOTARY PUBLIC Allison L. Phillips

My Commission Expires: March 5, 2011

ALLISON L. PHILLIPS
Notary Public
Wake County, NC
My Commission Expires Mar. 05, 2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $110,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of April, 2010.

Mary Joe Hartz
NOTARY PUBLIC

My Commission Expires: 5/8/2012

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY