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

WARRANTY DEED

G-CBB-10-1653

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00

Andrew Jerrell
Affiant

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

Mary Joe Hart
Notary Public

MY COMMISSION EXPIRES: 5.8.12
(AFFIX SEAL)

MARY JOE HART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Hight	WR Starkey Mortgage, LLP	
1653 Cumberland Station Blvd.	(NAME) 5055 Westpark Blvd., Ste. 300	
(ADDRESS) Madison, TN 37115	(ADDRESS) Plano, TX 75093	53-9-B-33.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 ELEANOR ROSE GRIFFIN SHEFFIELD AND KYLE E. SHEFFIELD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. HIGHT , 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 LOT 209, CUMBERLAND STATION AT WILSON CAMP, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20011009-0109759, 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 ELEANOR ROSE GRIFFIN, AND KYLE E. SHEFFIELD BY WARRANTY DEED FROM RANDALL PHILLIPS HOMES, LLC, RECORDED ON THE 9TH DAY OF AUGUST, 2002 IN INSTRUMENT NO. 20020809-0096126, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ELEANOR ROSE GRIFFIN BEING ONE AND THE SAME PERSON AS ELEANOR ROSE GRIFFIN SHEFFIELD.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS AS SET FORTH IN GENERAL WARRANTY DEED OF RECORD IN BOOK 10585, PAGE 496 AND THOSE OF RECORD IN INSTRUMENT NO. 20011015-0112096, SUPPLEMENTED IN INSTRUMENT NOS. 20020722-0087864 (RE-RECORDED IN INSTRUMENT NO. 20020919-0114056), 20031030-0159799, 20040213-0017394, 20041115-0136852 AND 20041115-0136853 AND AMENDED IN INSTRUMENT NOS. 20031030-0159798, 20020919-0114055, 20060213-0017249, 20061024-0131768 AND 20061024-0131769; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20011017-0113082; HOA DEED OF CONVEYANCE OF RECORD IN INSTRUMENT NO. 20011126-0128251; STORM WATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20020722-0087470; AND EASEMENT OF RECORD IN INSTRUMENT NO. 20040309-0026763, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1653 Cumberland Station Blvd., Madison, Tennessee 37115
(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:T20100027396 DEEDWARR
Recvd: 05/07/10 08:34 2 pgs
Fees:13.00 Taxes:554.63
20100507-0034866

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

Eleanor Rose Griffin Sheffield

Kyle E. Sheffield

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eleanor Rose Griffin Sheffield and Kyle E. Sheffield, the within named bargainor, 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 April, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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