Return to:
Rudy Title & Escrow, LLC
2012 21st Ave S
Nashville, TN 37212
6-VRE-10-6704

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans: T20100034847 DEEDWARR
Recvd: 06/08/10 13:23 2 pgs
Fees: 13.00 Taxes: 1043.40
20100608-0044478

W & I Ref:(DM) Title No: 50495
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Eric L. Stroud Mary N. Stroud 6704 Cold Stream Drive Nashville, Tennessee 37221	Suntrust Mortgage, Inc. 1001 Semmes Avenue Richmond, VA 23224

TAX MAP-PARCEL NUMBERS: 155030D050000CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$282,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Joshua M. Summers and spouse, Kristen D. Summers**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Eric L. Stroud and spouse, Mary N. Stroud** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 50, on the Plan of Section 1, Allens Green, of record in Book 7900, Page 632, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed to Joshua M. Summers and wife, Kristen D. Summers by Warranty Deed from Matthew H. Wilson and spouse, Carolyn D. Wilson, dated June 12, 2007 and recorded on June 13, 2007,of record in Document No. 20070613-0070749, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 632, said Register's Office, which Plan shows minimum building setback lines and easements to which Plan reference is hereby made for a more complete description; Stormwater Detention Agreement of record in Book 9278, Page 36, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 9231, Page 789, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 6704 Cold Stream Drive, Nashville, Tennessee 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of May, 2010.

Joshua M. Summers

Kristen D. Summers

State of TENNESSEE
County of DAVIDSON

On this 28th day of May, 2010, before me the undersigned authority, personally appeared Joshua M. Summers and Kristen D. Summers, to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: **My Commission Expires May 2, 2011**

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $282,000.00.

Affiant

Sworn and subscribed before me this the 28th day of May, 2010.

Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.