WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-WF-10-1810

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-20-14

(AFFIX SEAL)

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
Koren L. Laurendeau	WELLS FARGO BANK, N.A.	
1810 Shackleford Road (ADDRESS)	(NAME) 121 Suburban Road, 1st (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Knoxville, TN 37923-5588 (CITY) (STATE) (ZIP)	131-3-85.00

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 SARAH L. ROHDE AND HUSBAND, ROBERT HARKNESS HERRING, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KOREN L. LAURENDEAU , A SINGLE PERSON, 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 26, BIRDHAVEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1130, PAGE 30, 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 SARAH L. ROHDE AND HUSBAND, ROBERT HARKNESS HERRING III BY WARRANTY DEED FROM JOHN W. MCKEE AND WIFE, VALERIE M. MCKEE, RECORDED ON THE 2ND DAY OF JUNE, 2004 IN INSTRUMENT NO. 20040602-0064206, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 1130, PAGE 30; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1810 Shackleford Road, Nashville, Tennessee 37215

(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:T20100058099 DEEDWARR
Recvd: 09/15/10 13:35 2 pgs
Fees:13.00 Taxes:980.50

20100915-0073457

Witness my/our hand(s) this 8th day of September, 2010.

Sarah L. Rohde by Robert Harkness Herring, III, as Attorney in Fact

Robert Harkness Herring, III

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ROBERT HARKNESS HERRING, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SARAH L. ROHDE, and who acknowledged he/she/they executed the same as the free act and deed of the said SARAH L. ROHDE.

Witness my hand and official seal, this the 8 day of September, 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ROBERT HARKNESS HERRING, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained

Witness my hand and official seal, this the 8 day of September, 2010.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
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