Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shaffer Home Services, LLC 1125 Glennwood Ave Nashville TN 37204	New Owner	117-11-0-105.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20100062090 DEEDWARR
Recvd: 10/01/10 13:14 3 pgs
Fees:18.00 Taxes:1258.00
20101001-0078504

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$340,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of September, 2010.

Notary Public

My Commission Expires: 11/22/10
(Affix Seal)

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **SRM Developments, LLC, a Tennessee limited liability company, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Shaffer Home Services, LLC, a Tennessee limited liability company, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 17-A as shown on the Plan of Hillmont Commons, Resubdivision of Lots A and B, as shown on the plat of record in Instrument No. 20060419-0044941, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to SRM Developments, LLC, a Tennessee Limited Liability Company, by General Warranty Deed from Montgomery G. Turner, Sr., and wife, Margaret Leanne Turner, dated May 12, 2006, of record in Instrument No. 20060512-0056101, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1746 Hillmont Drive, Nashville, TN 37215**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **September, 2010.**

SRM Developments, LLC

By: **Stanley R. McMinn**
It's: **Member**

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned of the State and County mentioned, personally appeared **Stanley R. McMinn** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Member** of **SRM Developments, LLC,** the within named bargainor, a limited liability company, and that such **Stanley R. McMinn**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the limited liability company as **Member.**

Witness my hand and Seal at office on the **29th** day of **September, 2010.**

L. M. [illegible]

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Hillmont Commons, Resubdivision of Lots A and B, as recorded in Instrument No. 20060419-0044941, Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 1542, page 340, Book 1577, page 469, Book 1644, page 275 and Book 10768, page 895, Register's Office for Davidson County, Tennessee.

5. By-Laws of record in Book 10768, page 895, Register's Office for Davidson County, Tennessee.