THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10091194**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $278,000.00. Affiant Subscribed and sworn to before me, this 1st day of October, 2010. Notary Public My Commission Expires: 1-9-12

BOX 50-B
RETURN TO:
~~PREPARED BY:~~
~~BANKERS TITLE & ESCROW CORP.~~
3310 WEST END AVE.
NASHVILLE, TN 37203

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

WARRANTY DEED

Address New Owner: Neely Ann Sheucraft 3923 Westmont Ave Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116-4-202.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carroll Mauldin, unmarried** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Neely Ann Sheucraft,** unmarried ("Grantees"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 1-B, Zone Lot Division, Lots, 1, 2, and 3, Westhurst, as shown by plat and survey of record in Plat Book 6230, Page 350, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description of said lot.

Being the same property conveyed to Carroll Mauldin, unmarried by Warranty Deed from Michael P. Spence, unmarried, recorded on the 30th day of April, 2004 in Instrument No. 20040430-0049013, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WESTHURST SUBDIVISION, as recorded in Plat Book 5190, Page(s) 765, amended in Plat Book 6250, Page 350.

Agreement to Maintain recorded in Book 6518, Page 203, corrected in Book 7250, Page 249.

Agreement with Hillsboro Water Company recorded in Book 1022, Page 178.

This is improved property located at 3923 Westmont Ave Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

BILL GARRETT, Davidson County
Trans:T20100062453 DEEDWARR
Recvd: 10/04/10 11:20 2 pgs
Fees:13.00 Taxes:1028.60
20101004-0079024

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of October, 2010.

J Carroll Mauldin

Carroll Mauldin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Carroll Mauldin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October, 2010.

Notary Public

My Commission Expires: 11/22/10

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY