WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is $245,000.00. Affiant Subscribed and sworn to before me, this the 30th day of September, 2010. Notary Public My commission expires 2/24/13

THIS INSTRUMENT WAS PREPARED BY:
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Michelle R. Nehilla	**SunTrust Mortgage, Inc.**	**Map 172-01-0-A Parcel 027.00CO**
33 Nickleby Down	**401 Commerce Street, Suite 6100**	
Brentwood, TN 37027	**Nashville, TN 37219**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dexter W. Shurney and wife, Florence Shurney

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michelle R. Nehilla, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Copperfield Revised, a Planned Unit Development, of record in Book 6900, Pages 555-559, 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 Dexter W. Shurney and wife, Florence Shurney by Deed from James L. Ackerman and wife, Laureen K. Ackerman, of record in Instrument No. 20050627-0073663, dated June 23, 2005, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7071, page 482, and amended in Book 7208, Page 889, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **33 Nickleby Down, Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20100062790 DEEDWARR
Recvd: 10/05/10 09:11 2 pgs
Fees:13.00 Taxes:906.50
20101005-0079413

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **30th** day of **September, 2010.**

Dexter W. Shurney

Florence Shurney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dexter W. Shurney and Florence Shurney,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **September, 2010.**

Notary Public

My Commission Expires: 2/24/13

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.