WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 332,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2011

Notary Public:

MY COMMISSION EXPIRES: 9.9.14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cheri L. McCook	SunTrust Mortgage, Inc.	Parcel ID:
921 Fireside Ct.	124 W. Piccadily St.	16015003100
Brentwood, TN 37027	Winchester, VA 22601	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Joyce L. Sadler, a widow, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cherie L. McCook, married

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:

BEING Lot No. 189, on the Plan of A Resubdivision of Lots 188 & 189, Phase III, Hearthstone, of record in Book 5200, Page 509, and amended in Book 6050, Page 110, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Malcolm F. Sadler and wife, Joyce L. Sadler by deed from Matthew A. Bright and wife, Beth Ann Bright, d/b/a Bright Built Homes, of record in Book 7286, Page 756, dated July 2, 1987, Register's Office for said County. The said Malcolm F. Sadler is now deceased.

This conveyance is subject to Restrictive Covenants and By-Laws of record in Book 5409, Page 485, and Book 6140, Page 75, Register's Office for said County.

This conveyance is made subject to: (1) 2011 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5200, Page 509, and amended in Book 6050, Page 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.
and recorded

Unimproved ( )

This is Improved (X) property, known as 921 Fireside Ct., Brentwood, TN 37027

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, their heirs and assigns forever; and we do covenant with 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 hand this 7th day of January, 2011.

Joyce L. Sadler

BILL GARRETT, Davidson County,
Trans:T20110001992 DEEDWARR
Recvd: 01/10/11 13:09 2 pgs
Fees:13.00 Taxes:1228.40
20110110-0002722

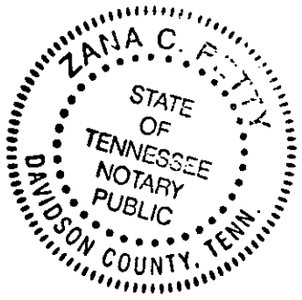
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joyce L. Sadler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of January, 2011.

My Commission Expires: 9-9-14

Notary Public



Return to:

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483