This Instrument Prepared by:
After Recording please return to:
Tamilyn Derryberry
PO Box 3112, Brentwood, TN 37024
615-377-0749 File No. 1102027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$232,000.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20110025261 DEEDWARR
Recvd: 04/29/11 09:45 2 pgs
Fees:13.00 Taxes:858.40
20110429-0032804

Subscribed and sworn to before me, this 28th day of April, 2011

TAMILYN DERRYBERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires April 28, 2014

Notary Public – Tamilyn Derryberry
My commission expires: April 28, 2011

Name and Address of New Owner:	**Send Tax Bills To:**	**Tax Information:**
CURTISS P. SHERWOOD 308 SPICEWOOD LN NASHVILLE, TN 37211-8592	Pinnacle National Bank, ISAOA 150 3rd Avenue South, Suite 900 Nashville, TN 37201	181 01 0A 149.00

WARRANTY DEED

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, **JOHN E. HOBBY, JR. an unmarried man and KATHY E. HOBBY an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CURTISS P. SHERWOOD and KRISTY S. CHEN, husband and wife,** hereinafter called the Grantees, their heirs, successors and assigns, a certain tract or parcel of land in **DAVIDSON County, Tennessee,** described as follows; to-wit:

LAND in Davidson County, Tennessee, BEING Lot No. 70 on the Plan of Sugar Valley, Section 5, a Planned Unit Development, of record in Instrument No. 20001204-0118880, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.

BEING that same property conveyed to John E. Hobby, Jr. and Kathy E. Hobby, husband and wife from Yazdian Construction, Inc., a Tennessee Corporation by Warranty Deed dated December 31, 2003 and recorded on January 5, 2004 of record in Instrument No. 20040105-0001278, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions, setback lines, easements and rights for public utilities, restrictive covenants and conditions, all other matters of record applicable to this property and all items set out on any applicable plat of record. Taxes for 2011 and subsequent years have been prorated and assumed by the Grantee(s) herein.

This property is improved property known as
308 SPICEWOOD LANE, NASHVILLE, Tennessee 37211-8592

Init Init

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever. Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good and legal right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors 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.

In witness, whereof, we JOHN E. HOBBY, JR. and KATHY E. HOBBY, sign this Warranty Deed on this the twenty-eighth day of April, 2011.

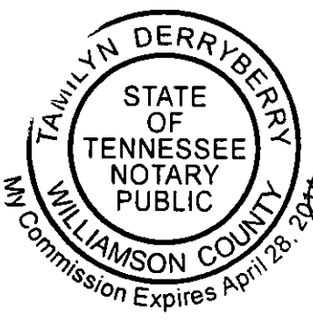
JOHN E. HOBBY, JR.

KATHY E. HOBBY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN E. HOBBY, JR.** and **KATHY E. HOBBY,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this the TWENTY-EIGHTH DAY OF APRIL, 2011.



Tamilyn Derryberry
Notary Public

My Commission Expires:
April 28, 2014