BILL GARRETT, Davidson County
Trans:T20110025683 DEEDWARR
Recvd: 05/02/11 11:21 3 pgs
Fees:18.00 Taxes:1924.00
20110502-0033325

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Avenue, North Suite 300
Nashville, Tennessee 37201-1638
(615) 255-2191

WARRANTY DEED

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NUMBER
LISA A. SHMERLING, et vir 2049 Fransworth Dr. Nashville, TN 37205	SAME	104140H04500 CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

MICHAEL D. SHMERLING

WARNER McNEILLY, III STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

SUBSCRIBED AND SWORN to before me, W. Warner McNeilly, III, by MICHAEL D. SHMERLING on this 29th day of April, 2011.

Notary Public

My Commission Expires: 9/8/13

FOR AND IN CONSIDERATION of the sum of Five Hundred Twenty Thousand Dollars ($520,000.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, I, DAVID J. MAHANES, III, Executor of the Estate of Dorothy R. Mahanes, duly appointed by the Davidson County Seventh Circuit Court Probate Division in Matter No.11P-4, hereinafter "GRANTOR", have this day bargained and sold and do hereby transfer and convey unto LISA A. SHMERLING and MICHAEL D. SHMERLING, wife and husband, hereinafter "GRANTEES", their heirs and assigns, certain real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEES, their heirs and assigns forever. GRANTOR covenants that he 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 those matters shown on Exhibit A.

GRANTOR further covenants and binds himself, his successors and assigns, to warrant and forever defend the title to said real estate to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons except as herein stated.

WITNESS my hand this 29 day of April, 2011.

DAVID J. MAHANES, III, Executor of the
Estate of Dorothy R. Mahanes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, W. Warner McNeilly III, of said county, DAVID J. MAHANES, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Executor of the Estate of Dorothy R. Mahanes and that he executed the within instrument as Executor for the purposes therein contained.

Witness my hand, this 29th day of April, 2011.

NOTARY PUBLIC

My Commission Expires:

9/8/13

W. WARNER McNEILLY, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 8, 2013

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 20 on the Revised Final Plat of Whitworth, Phase 3, Section 2, of record in Plat Book 7900, page 969, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David J. Mahanes, Jr. and wife, Dorothy R. Mahanes by deed of record in Instrument #20030227-0026219, Register's Office, Davidson County, Tennessee. Both David J. Mahanes, Jr. and Dorothy R. Mahanes having since died, he having predeceased her, and she having died testate, title to the herein described property is vested in the Estate of Dorothy R. Mahanes by will of record in Probate Court of Davidson County, Tennessee, Docket No. 11P-47.

The street address of the property is 424 Prestwick Court Nashville, TN 37205.

Said property is conveyed subject to:

1. 2011 and subsequent years real property taxes, a lien, but not yet due and payable.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 9657, page 185; Book 9567, page 216; Book 9567, page 259; and Book 9567, page 301, Register's Office, Davidson County, Tennessee.

3. Deed of Easement of record in Book 9567, page 691, Register's Office, Davidson County, Tennessee.

4. Sewer Easement of record in Book 3467, page 204, Register's Office, Davidson County, Tennessee.

5. Designation and Agreement of Declarant of record in Book 9582, page 868, Register's Office, Davidson County, Tennessee.

6. Easement Agreement of record in Book 9778, page 16, Register's Office, Davidson County, Tennessee.

7. All matters shown on Plan of record in Book 6900, page 840; Register's Office, Davidson County, Tennessee; revised by Plan of record in Book 7900, page 969, said Register's Office; and by Surveyor's Certificate of Correction of record in Book 10270, page 34, said Register's Office.