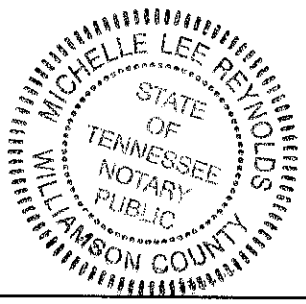
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th April, 2011

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Guaranty Company, 1980 Post Oak Blvd, Houston, TX 77056

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas McClellan	New Owner	098100A05000C0
(NAME)	(NAME)	
6093 Hagars Grove Pass		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

THIS INDENTURE, made and entered into this 15 day of April, 2011 by and between DAVID SHERBONDY AND JODYN SHERBONDY, party of the first part, and THOMAS MCCLELLAN AND REBEKAH MCCLELLAN, HUSBAND AND WIFE party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate situated and being in the County of DAVIDSON, State of Tennessee, to wit:

See EXHIBIT "A" attached hereto and made a part hereof.

Davidson County DEEDWARR
Recvd: 05/13/11 13:37 4 pgs
Fees:23.00 Taxes:828.80
20110513-0036899

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

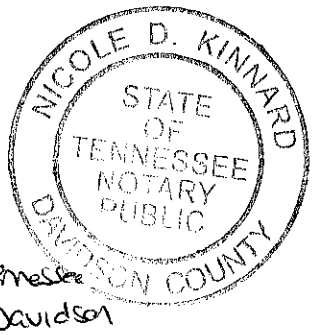
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for

See Exhibit B for exceptions to title

; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity is referred to, and pronouns shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed the day and year first above written.



DAVID SHERBONDY

JODYN SHERBONDY

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named DAVID SHERBONDY, 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 at office this 24 day of January, 2011.

Commission expires:

My Commission Expires November 7, 2012

Notary Public

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JODYN SHERBONDY, 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 at office this 24 day of January, 2011.

Commission expires:

My Commission Expires November 7, 2012

Notary Public

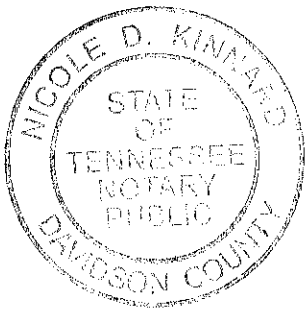


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 01288-1401

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Phase Two, Hagar Grove, as of record in Instrument No. 20050708-0079562, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to David Sherbondy and wife, Jodyn Sherbondy by Deed dated August 28, 2009, filed of record on August 31, 2009 from Megan Brady f/k/a Megan L. Sullivan and husband, Steven Brady of record in Instrument No. 20090831-0081607, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

All matters as set forth on the plat of record in Instrument No. 20050708-0079562, Register's Office for Davidson County.

Restrictive Covenants of record in Instrument No. 20040603-0065607, Register's Office for said County,

Charter of the Homeowner's Association of record in Instrument No. 20040618-0072535, Register's Office for said County, .

Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20081230-0123440, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement of record in Instrument No. 20030603-0075384, Register's Office for Davidson County, Tennessee.

Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20030827-0124254, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011