Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $78,500.00

Affiant

Subscribed and sworn to before me, this 19th day of May, 2011.

Notary Public
My commission expires: 06/23/14

JUDY J. LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

06-1105-74253

Address of New Owner:		Send Tax Bills to:	Tax Information
Stephen N. Udeze 4613 Rockland Trail Antioch TN 37013	→	~~Cash~~ 4613 Rockland Trail Antioch TN 37013	176-01-0-00200

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Derrick B. Sherrill and wife, Malena Sherrill, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen N. Udeze and Helen Udeze, husband and wife, hereinafter called the Grantees, their successors 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. 49 on the plan of Hickory Woods, Section A, of record in Book 6900, Page 511, and corrected in Book 7582, Page 167, and additional corrections in Book 9997, Page 844, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Derrick B. Sherrill, by deed from HSBC Bank USA, as Trustee for ACE Securities Corp. Home Equity Loan Trust, Series 2007-HE3, dated July 9, 2009 recorded July 24, 2009 of record in Instrument No. 20090724-0069495, said Register's Office.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 4613 Rockland Trail, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans: T20110030829 DEEDWARR
Recvd: 05/24/11 11:22 2 pgs
Fees: 13.00 Taxes: 290.45
20110524-0039684

WITNESS my hand this 19th day of May, 2011.

Derrick B. Sherrill

Malena Sherrill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Derrick B. Sherrill and Malena Sherrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 19th day of May, 2011.

Notary Public

My Commission expires 1-27-2013

RYAN TRAMMEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY