WARRANTY DEED

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Sandra H. League
Affiant

Subscribed and sworn to me on June 8, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 06/08/11 15:15 3 pgs
Fees:18.00 Taxes:666.00
20110608-0043939

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Roy E. McPherson 8041 Arbor Drive Nashville, TN 37221	SAME	128-14-0 145.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brian J. Veerkamp, married, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Roy E. McPherson, a single man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 123 on the Plan of Harpeth Park, Section Three, as shown on plat of record in Plat Book 4175, page 14, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Said Lot No. 123 fronts 90 feet on the northerly margin of Arbor Drive and extends back 189.65 feet on the easterly line and 188.01 feet on the westerly line to a dead line in the rear measuring 90.06 feet thereon.
>
> Being the same property conveyed to Brian J. Veerkamp by deed of record in Instrument No. 20080703-0069064, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2011 Davidson County and subsequent taxes are assumed by the Grantee; and
> 2. All matters shown on Plat of record in Book 4175, page 14, as amended in Book 4626, page 716, Register's Office for Davidson County, Tennessee; and
> 3. Restrictive Covenants of record in Book 4232, page 417, said Register's Office; and
> 4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 8041 Arbor Drive, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Sally Jane Veerkamp joins in this conveyance for purposes of conveying any and all marital interest she may have in the property.

WITNESS our hands on June 8, 2011.

Brian J. Veerkamp

Sally Jane Veerkamp

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On June 8, 2011, before me personally appeared Brian J. Veerkamp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on June 8, 2011.

NOTARY PUBLIC

My Commission Expires: 9/9/2014

MEGHAN G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Indiana, **COUNTY OF** Allen

On June 7, 2011, before me personally appeared Sally Jane Veerkamp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on June 7, 2011.

Sandra K. Carter

NOTARY PUBLIC

Sandra K. Carter

My Commission Expires: 10/20/2017

INDIANA NOTARY PUBLIC

Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Tara Steward, a notary public for this county and state, John Cobb Rochford who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tara Steward
Notary's Signature

My Commission Expires: 8/23/11.

TARA STEWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY