WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,400.00

Affiant

Subscribed and sworn to before me, this 10th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 12/23/2014
(AFFIX SEAL)

JULIE A. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Uchida	Suntrust Mortgage, Inc.	122-01-0-A
(NAME)	(NAME)	(MAP)
263 Buck Run Drive	901 Semmes Avenue	405.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Richmond, VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Kelley D. Hergert, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Scott Uchida, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Certain property in Davidson County, TN, described as Unit No. 71 of Woodland Point Townhomes, Phase 9, a Horizontal Property Regime located in Nashville, TN, together with Easements as shown on Exhibit B to the First Supplementary Declaration of Covenants, Conditions and Restrictions for Woodland Point Townhomes, recorded in Instrument No. 20020725-0089575, said Register's Office, and described in a Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Woodland Point, contained in the Declaration of Covenants, Conditions & Restrictions recorded in Instrument No. 20001011-0101044 as amended in Instrument No. 20020725-0089575, said Register's Office, and By-Laws appended thereto, said Register's Office, are incorporated herein and made a part hereof the same as though copied herein.

Being the same property conveyed to Kelley D. Hergert, by deed from Ruby Young, unmarried, of record in Instrument No. 20060608-0067977, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 263 Buck Run Drive, Nashville, Tennessee 37214

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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:T20110036360 DEEDWARR
Recvd: 06/17/11 10:41 2 pgs
Fees:13.00 Taxes:436.60
20110617-0046594

Witness my/our hand(s) this 10th day of June, 2011.

Kelley D. Hergert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Kelley D. Hergert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 10th day of June, 2011.

Notary Public

My Commission Expires: 9/23/13

