Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0517

BILL GARRETT, Davidson County
Trans:T20110056165 DEEDWARR
Recvd: 09/12/11 08:23 2 pgs
Fees:13.00 Taxes:1184.00
20110912-0070280

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of August, 2011

Notary Public
Commission Expires: 8-19-13

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Thomas W. Shumate, IV 4404 Prescott Road Nashville, TN 37204	owner	132-11-0-081.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Martha C. China

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas W. Shumate, IV

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 98 on the Plan of Southmeade Section III, as of record in Plat Book 2900, Page 92, as re-recorded in Plat Book 2900, Page 124, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Martha C. China by Quitclaim Deed from Douglas China and wife, Martha C. China, dated 4/6/06 and recorded 5/4/06 in Instrument Number 20060504-0051732; and the same property previously conveyed to Douglas China and wife, Martha C. China by Warranty Deed from Richard E. McKinney and Robert H. McCormick, both unmarried, dated 11/15/01 and recorded 11/19/01 in Instrument Number 20011119-0126214, Register's Office for Davidson County, Tennessee.

The said Douglas China joins in this execution to convey any and all marital interest he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4404 Prescott Road, Nashville, TN 37204.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of August, 2011.

Martha C. China

Martha C. China

Douglas China

Douglas China

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Pearl River

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Martha C. China and Douglas China,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Pearl River County, ~~Tennessee~~ Mississippi this 31st day of August, 2011.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 166042 TINA DANIELLE DAVIS Commission Expires Sept. 1, 2012 PEARL RIVER COUNTY

Notary Public

My Commission Expires: Sept 1, 2012

(Notary Seal)