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

BILL GARRETT, Davidson County
Trans:T20110060516 DEEDWARR
Recvd: 09/29/11 09:41 2 pgs
Fees:13.00 Taxes:788.10
20110929-0075384

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW11625

Send Tax Bills To:
Fifth Third Mtg
5001 Kingsley Dr
Cincinatti, OH 45227

New Owner is:
Steven M. Cherrico
233 Burgandy Hill Road
Nashville, TN 37211

MAP: 172-12-0A-132.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Patricia A. Boykin-Adunyah and husband, Samuel E. Adunyah**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Steven M. Cherrico and wife, Jessica Cherrico**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known A: **233 Burgandy Hill Road, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot Number 96 on the Plan of Bradford Hills, Section Nine, of record in Book 7900, Page 6 and amended in Book 7900, Page 414, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Patricia A. Boykin-Adunyah and husband, Samuel E. Adunyah by Warranty Deed from Claridge Builders, Inc. dated 7/20/93 and recorded 7/23/93 in Book 9023, Page 500, Register's Office for Davidson County, Tennessee.

PAB PABA
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 26th day of September, 2011.

GRANTOR(S):

Patricia A. Boykin-Adunyah
PATRICIA A. BOYKIN-ADUNYAH

SAMUEL E. ADUNYAH

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Patricia A. Boykin-Adunyah and husband, ~~Samuel E. Adunyah~~**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 26th day of September, 2011 .

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$213,000.00**.

Mick Lyle
AFFIANT

SWORN TO and subscribed before me this 26th day of September, 2011.

Marylou Nauts
NOTARY PUBLIC
My commission expires: 10th March, 2012

MARY LOU HAUTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY