BILL GARRETT, Davidson County
Trans:T20110061643 DEEDWARR
Recvd: 10/04/11 10:36 2 pgs
Fees:13.00 Taxes:784.40
20111004-0076781

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $212,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2011.

Notary Public

My commission expires: 1-24-12

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, Inc.
4711 Trousdale Drive Suite 120
Nashville, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Surinder Singh **Jasvir Kaur**	**First Community Mortgage, Inc.**	181-01-0B-014.00 CO
7401 Campton Road	**275 Robert Rose Drive**	
Nashville, TN 37211	**Murfreesboro, TN 37211**	
		FILE #: ST10225

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 ACKNOWLEDGE, WE,

Jeffrey D. Shear, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Surinder Singh and Jasvir Kaur, husband and wife, as joint tenants

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 23, SECTION 1, ADDITION SUGAR VALLEY, as shown on plat of record in Instrument No. 20030708-0093537, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Dionne S. Shear to Jeffrey D. Shear as recorded on the 31st day of August, 2007 in Instrument No. 20070831-0105189 and Warranty Deed from Lifestyle Home Builders Inc., a Tennessee Corporation to Jeffrey D. Shear and Dionne S. Shear, Husband and Wife as recorded on the 4th day of February, 2004 in Instrument No. 20040204-0013667, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Instrument No. 20030708-0093537, Register's Office for DAVIDSON County, Tennessee.

This is **improved** (__X__) unimproved (____) property known as 7401 Campton Road, Nashville, TN 37211.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20030708-0093637, amended at Instrument No. 20040203-0013041, in the Register's Office of Davidson County, Tennessee.

Terms and provisions of by-Laws recorded in Book 11069, Page 24, in the Register's Office of Davidson County, Tennessee.

Charter of Sugar Valley Homeowners Association, Inc. recorded in Book 11069, Page 6, in the Register's Office of Davidson County, Tennessee.

Easement for Entrance Wall, recorded in Instrument No. 20040205-0014018, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, in the Register's Office of Davidson County, Tennessee.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020722-0087469, in the Register's Office of Davidson County, Tennessee.

Deed to Homeowners Association for Common Areas recorded at Instrument No. 20000425-0041128, in the Register's Office of Davidson County, Tennessee.

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 I 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 in unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Witness my hand this 29th day of September, 2011.

Jeffrey D. Shear

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, Jeffrey D. Shear , the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of September, 2011.

Notary Public

My Commission Expires: 1-24-12

