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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110069751 DEEDWARR
Recvd: 11/04/11 13:46 2 pgs
Fees: 13.00 Taxes: 654.90
20111104-0086428

R-VRE-11-2704

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Mary for Hartz
Affiant

Subscribed and sworn to before me, this 31st DAY OF October, 2011

M L Hickernell
Notary Public

MY COMMISSION EXPIRES: 8-19-13
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hunter D. Sholar, Jr.	SunTrust Mortgage (NAME)	
2704 Eastland Avenue (ADDRESS)	1001 Semmes Ave (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Richmond VA 23224 (CITY) (STATE) (ZIP)	83-12-178.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we STACY W. SHERRARD AND DOUG SHERRARD, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HUNTER D. SHOLAR, JR., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 4, TWIN ESTATES, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3842, PAGE 88, 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 TO STACY W. SHERRARD AND DOUG SHERRARD, WIFE AND HUSBAND BY WARRANTY DEED FROM HARRIETT ELIZABETH CATO HUNTER, NOW KNOWN AS HARRIET ROYER, AND TIMOTHY ANDREW ROYER, HUSBAND AND WIFE, ROBERT LEE CATO AND VERNA HARDING CATO, HUSBAND AND WIFE, RECORDED ON THE 19TH DAY OF MARCH, 2004 IN INSTRUMENT NO. 20040319-0031724, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 3842, PAGE 88; BOOK 4059, PAGE 205; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 2704 Eastland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 31st day of October, 2011.

Stacy W. Sherrard

Doug Sherrard

STATE OF Tennessee
COUNTY OF Davidson

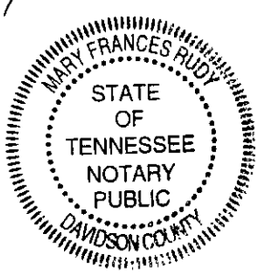
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacy W. Sherrard and Doug Sherrard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal this the 31st day of October, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903