BILL GARRETT, Davidson County
Trans:T20110080361 DEEDWARR
Recvd: 12/20/11 09:39 2 pgs
Fees:13.00 Taxes:839.90
20111220-0099113

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Rachel Neal
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 15 day of December, 2011.

Notary Public
My commission expires: 07/08/13

03-1111-37424

Address of New Owner:	Send Tax Bills to:	Tax Information
Shaffer Home Services, LLC 1125 Glenwood Nashville, TN 37204	NEW OWNER	118-01-0139.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ed Dilks and wife, Shannon Dilks, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Shaffer Home Services, LLC, hereinafter called the Grantees, their successors 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. 6 on the Plan of Dr. L.G. Noel's Plan of Idlewild, of record in Book 161, Page 120, Register's Office said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ed Dilks and wife, Shannon Dilks by deed from William E. Harkey, dated July 17, 2001, recorded July 19, 2001 in Instrument No. 20010719-0076414, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1110 Halcyon Avenue, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of December, 2011.

Ed Dilks

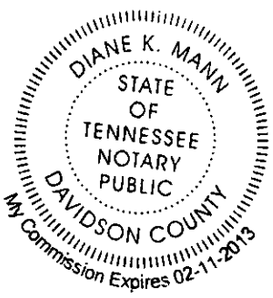
Shannon Dilks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ed Dilks and Shannon Dilks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 15th day of December, 2011.

Diane K. Mann
State of Tennessee at Large



My Commission expires 02/11/13