03

Realty Title

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12010166

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $147,000.00.

Affiant

Subscribed and sworn to before me, this17th day of February, 2012.

Notary Public
My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

BILL GARRETT, Davidson County
Trans:T20120013347 DEEDWARR
Recvd: 02/23/12 12:55 2 pgs
Fees:13.00 Taxes:1653.90
20120223-0015829

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jack J. Sherman Jr. 557 Summit Oaks Ct Nashville TN 37221	MAGNA BANK 6525 QUAIL HOLLOW, #300 MEMPHIS, TN 38120	Tax Parcel ID No. 128160B06300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William A. Logan, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jack J. Sherman Jr.** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 63, SUMMIT OAKS, PHASE FOUR, FIRST REVISION, as shown on plat of record in Instrument No. 20060516-0057170, 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 William A. Logan by Warranty Deed from Nice Properties, LLC, a Tennessee Limited Liability Company, recorded on the 25th day of February, 2009 in Instrument No. 20090225-0016626, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUMMIT OAKS, PHASE FOUR, FIRST REVISION, as recorded in Instrument No. 20060417-0043459, revised at Instrument No. 20060516-0057170 (as to Lots 62, 63 and 72-77); PUD Boundary Plat recorded in Plat Book 9700, Page 255.

Covenants, Conditions and Restrictions recorded in Instrument Nos. 20020214-0019518 (Phase 1), 20040116-0006770 (Phases 2 and 5), 20050316-0029169 (Phase 3) and 20060418-0044430 (Phase 4).

Charter of Summit Oaks Owner's Association, recorded at Instrument No. 20020131-0013598.

Easement for Public Utilities, recorded in Instrument Nos. 20010925-0103588, 20010925-0103589 and 20010925-0103590.

Storm Water Detention Agreement, recorded at Instrument No. 20050728-0088585.

This is improved property located at 557 Summit Oaks Ct Nashville TN 37221.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of February, 2012.

William A. Logan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William A. Logan, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of February, 2012

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014