Davidson County DEEDWARR
Recvd: 05/29/12 11:59 4 pgs
Fees:23.00 Taxes:1661.30
20120529-0046107

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $449,000.00. Affiant Subscribed and sworn to before me this 25th day of May, 2012. Notary Public My Commission Expires: 9/9/14

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: Phillip J. Shmerling Laura B. Hoffman 960 Caldwell Lane Nashville, TN 37204	Send Tax Bills To: US BANK P.O. Box 7298 Springfield, OH 45501	Map-Parcel Number: 118-13-0B-001 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kathy Dillard, now known as Kathy Dorr, married, and Mike Dillard, married, as joint tenants with the right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto unto **Phillip J. Shmerling, unmarried, and Laura B. Hoffman, unmarried, as tenants in common with right of survivorship**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A of Caldwell Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Caldwell Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060601-0064649, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Caldwell Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20060601-0064649, and ByLaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Kathy Dillard, unmarried, and Mike Dillard, married, as joint tenants with the right of survivorship, by deed from Big Pistols Properties, a Tennessee general partnership, of record as Instrument No. 20060601-0064650, dated May 30, 2006, said Register's Office. The said Kathy Dillard has since married and is now known as Kathy Dorr.

Michael B. Dorr joins in the execution of this instrument to convey any interest he may have in the subject property as spouse of Kathy Dorr.

This is not now nor has it ever been the primary residence of Mike Dillard.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2012 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 2083, page 61, said Register's Office.

3. Easement(s) as set out in the Restrictive Covenants contained in instrument of record in Book 2196, page 106, said Register's Office.

4. Restrictive Covenants as set out in the Warranty Deed of record in book 2083, page 61, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4100, page 307, said Register's Office.

6. Declaration of Covenants, Conditions, Liens, Easements and Restrictions for Caldwell Townhomes,a Horizontal Property Regime with Private Elements, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No. 20060601-0064649, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **960 Caldwell Lane, 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 and assigns, forever; and the said Grantors covenant with the said Grantees that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 25th day of May, 2012.

Kathy Dorr

Mike Dillard by Kathy Dorr

Mike Dillard by Kathy Dorr, his attorney-in-fact, pursuant to Power of Attorney of record in Instrument No. 20120529-0046106, RODCT.

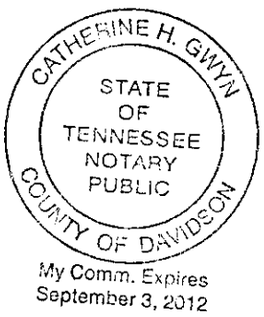
Michael B. Dorr

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy Dorr, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 25th day of May, 2012.

(Seal)



Notary Public

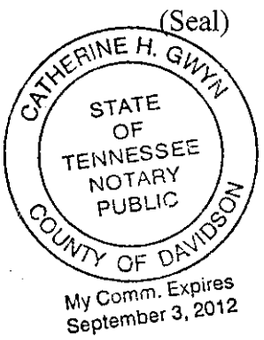
My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Kathy Dorr, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument in behalf of Mike Dillard and who acknowledged that she executed the same as the free act and deed of Mike Dillard.

WITNESS my hand, at office, this 25th day of May, 2012.

(Seal)



Notary Public

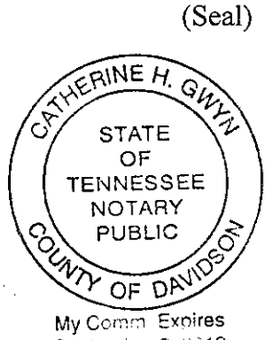
My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael B. Dorr, the within named bargainor, 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 25th day of May, 2012.

(Seal)



Notary Public

My Commission Expires: 09/03/2012

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON