BILL GARRETT, Davidson County
Trans:T20120056358 DEEDWARR
Recvd: 07/31/12 15:55 3 pgs
Fees:18.00 Taxes:1258.00
20120731-0067642

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Carmen Coats
Affiant

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires JULY 8, 2013

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of July, 2012

Notary Public
Commission Expires: 7-8-13

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Zimmermann 5009 Regland Drive Nashville, TN 37220	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	146-06-0-041.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Teresa Dale Cherry Houk, married and John Robert Cherry III, married, and Michael Andrew Cherry, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Zimmermann and Jody Anderson, husband and wife

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:

Being Lot No. 16 on the Plan of Ragland Estates, of record in Book 2663, Page 104, Register's Office for said County to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Cherry, Jr. and wife, Mary Maknins Cherry by Warranty Deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn of record in Book 2910, Page 581, Register's Office for Davidson County, Tennessee, dated June 15, 1959. The said John R. Cherry, Jr. having since died leaving Mary Mankins Cherry as surviving tenant by the entirety. The said Mary Mankins Cherry having since died. Mary Mankins Cherry being one and the same person as Mary Julia Cherry and Mary Julia Mankins Cherry.
Being the same property devised to John Robert Cherry, III , Michael Andrew Cherry and Teresa Dale Cherry Houk, devisees under the Last Will and Testament of Mary Julia Mankins Cherry by Will of record in the Seventh Circuit Coury for Davidson County, Tennessee, Probate Division, filed June 28, 2010, in the Estate of Mary Julia Cherry under Docket No. 10P1008.
Also see Executor's Quitclaim Deed filed May 24, 2011 of record in Instrument No. 20110524-0039758, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5009 Regland Drive, Nashville, TN 37220.

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 we so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Subject property has never been the primary residence of the Grantors or their spouses.

Dated this the 30th day of July, 2012.

Teresa Cherry Houk
Teresa Cherry Houk

John Robert Cherry, III by his Attorney in Fact
Teresa Cherry Houk
John Robert Cherry III
By: Teresa Cherry Houk, Attorney in Fact

Michael Andrew Cherry by his Attorney in Fact
Teresa Cherry Houk
Michael Andrew Cherry
By: Teresa Cherry Houk, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Teresa Cherry Houk
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 at Brentwood, Tennessee this 30th day of July, 2012.

Notary Public
My Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of July, 2012, before me personally appeared Teresa Cherry Houk to me known to be the person who executed the foregoing instrument in behalf of John Robert Cherry, III as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said John Robert Cherry, III.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2012

Notary Public

Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of July, 2012, before me personally appeared Teresa Cherry Houk to me known to be the person who executed the foregoing instrument in behalf of Michael Andrew Cherry as Attorney in Fact, and who acknowledged that he executed the same as their free act and deed of said Michael Andrew Cherry.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of July, 2012

Notary Public

Commission Expires:

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Ragland Estates, of record in Plat Book 2663, Page 104, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Cherry, Jr. and wife, Mary Mankins Cherry by Warranty Deed from N. C. Dunn, Jr. and wife, Ruth B. Dunn of record in Book 2910, Page 581, Register's Office for Davidson County, Tennessee, dated June 15, 1959. The said John R. Cherry, Jr. having since died leaving Mary Mankins Cherry as surviving tenant by the entirety. The said Mary Mankins Cherry having since died. Mary Mankins Cherry being one and the same person as Mary Julia Cherry and Mary Julia Mankins Cherry.
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