RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1707

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$314,900.00**

Donald R. Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July, 2012.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **MAY 5, 2015.**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MELISSA SHERMAN, ET VIR	Coldwell Banker Mortgage	104-05-0-010.00
(NAME) 3900 MURPHY ROAD	(NAME) 1 Mortgage Way	
(ADDRESS) NASHVILLE, TN 37209	(ADDRESS) Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, DONALD R. DODSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELISSA SHERMAN AND HUSBAND, KARL SHERMAN,** 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:

Land in Davidson County, Tennessee, being Lot Nos. 17 and 18 on the plan of West Grove Subdivision, as of record in Book 421, Page 85, Register's Office for said County.

Said lots Nos. 17 and 18 front together 117½ feet on the northerly side of Minnesota Avenue or the Murphy Road and run back between parallel lines, with the westerly margin of 39th Avenue North, 164.4 feet to an alley.

Being the same property conveyed to Donald R. Dodson and wife, Joanna B. Dodson from L. G. Burnette, Jr., Trustee by deed dated December 16, 2005, and recorded in Instrument No. 20051220-0152555, Register's Office for Davidson County, Tennessee. The said Joanna B. Dodson having since died on January 13, 2012, leaving Donald R. Dodson, surviving tenant by the entirety.

This conveyance is subject to any and all easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/06/12 12:59 3 pgs
Fees:18.00 Taxes:1165.13
20120806-0069775

unimproved (
This is improved(X) property, known as **3900 MURPHY ROAD, NASHVILLE, TN 37209**
(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 GRANTEES, their heirs and assigns forever; and we do 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 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 31st day of July, 2012.

Donald R. Dodson

DONALD R. DODSON

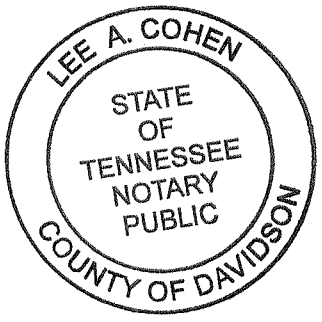
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Donald R. Dodson**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31st day of July, 2012.

My commission expires: May 5, 2015



Lee A. Cohen

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

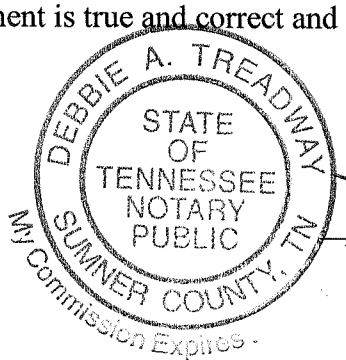
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie Treadway, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Treadway

Notary Public

(SEAL)

My Commission Expires: 4/23/2013