This space for Register's Office:

THIS IS TO CERTIFY THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL DOCUMENT EXECUTED IN CONNECTION WITH THIS TRANSACTION
BY

PREPARED BY (AND RETURN TO)
Robert W. Rutherford, Attorney at Law
Serenity Title & Escrow, LLC
565 Willow Hill Circle #3
Murfreesboro, TN 37127

ADDRESS NEW OWNER:
Phillip Brandon Cherry
8800 Deacons Lane
Nashville, TN 37211

SEND TAX BILLS TO:
New owner

Map & Parcel No: 173.09-0A-488.00 CO

BILL GARRETT, Davidson County
Trans:T20120078626 DEEDWARR
Recvd: 10/16/12 13:46 3 pgs
Fees:18.00 Taxes:788.10
20121016-0094834

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

For the consideration of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Bryan David Dihigo, Nicholas Joseph Dihigo and Michael Scott Dihigo** hereinafter called the **Grantors**, do hereby convey unto **Phillip Brandon Cherry, an unmarried man,** hereinafter called the **Grantee**, all right, title, interest, claim, or lien in and/or to that certain real property parcel of land, and any improvements and/or appurtenances thereto, situated and located in Davidson County, State of Tennessee, and legally described as:

Being Lot No. 426 on the Plan of Phase Seven, Lenox Village, as of record in Instrument No. 20051028-0130418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Ellen Bishop Dihigo, an unmarried woman on September 8, 2006 by Warranty Deed of record in Instrument No. 20060912-0112998, Register's Office for said County. Ellen Bishop Dihigo subsequently quitclaimed her interest in the proerty to Ellen Bishop by Quitclaim Deed of record in Instrument No. 20070823-0101009, Register's Office for said County.

This instrument is being executed by Bryan David Dihigo individually and as attorney in fact for Nicholas Joseph Dihigo pursuant to Power of Attorney recorded in Instrument No. 20120918-0084775, Register's Office for Davidson County, Tennessee and as attorney in fact for Michael Scott Dihigo pursuant to Power of Attorney recorded in Instrument No. 20120918-0084774, Register's Office for said County. See also Affidavit of Heirship recorded in Instrument No. 20121010-0092687, Register's Office for said County.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantees 2) All restrictions of record 3) All easements of record 4) All visible easements 5) All matters appearing on the plat of record; 6) All applicable government and zoning regulations; 7) If the property is supplementally assessed due to any improvements or changes in tax base, Grantee shall be responsible for any additional taxes due. 8) Grantor shall be responsible for any rollback

taxes.

This is improved property known as: 8800 Deacons Lane, Nashville, TN 37211

.

Property taxes have been prorated between the Grantor and Grantee herein as of the date of this conveyance. All future taxes are the sole responsibility and liability of the Grantee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions and (5) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR(s) COVENANT(s) with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR(s) FURTHER COVENANT(s) and bind Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

And I/we do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

IN WITNESS WHEREOF, I/We have hereunto set my/our hand(s) and seal(s) this

12 day of October, 2012.

Bryan David Dihigo

Michael Scott Dihigo by Bryan David Dihigo, attorney in fact

Nicholas Joseph Dihigo by Bryan David Dihigo, attorney in fact

STATE OF Tennessee
County of Rutherford

BEFORE ME, the undersigned authority, on this day personally appeared Bryan David Dihigo, known to me to be the person whose name is subscribed to the foregoing document, (or proved to me based on satisfactory evidence) who on oath stated to me that he executed the same for the purposes and consideration therein expressed, and acknowledged the same to be his free act and deed.

SUBSCRIBED AND SWORN TO BEFORE ME this 12 day of October, 2012.

Notary Public in and for the
State of Tennessee

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 5/23/16

State of Tennessee
County of Rutherford

On this 12 day of October, 2012, before me personally appeared Bryan David Dihigo who executed the foregoing instrument on behalf of Nicholas Joseph Dihigo and Michael Scott Dihigo and acknowledged that he executed the same as the free acts and deeds of Nicholas Joseph Dihigo and Michael Scott Dihigo through Power of Attorney granted him.

Notary Public in and for the
State of Tennessee
Commission Expires: 5/23/16

KIMBERLY R. HARGROVE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee
COUNTY OF Sumner

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $213,000.00.

Affiant

Sworn and subscribed before me on October 12th, 2012.

Notary Public

My Commission Expires : 9/21/15

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY