This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

MAP/GROUP/PARCEL
161100B03100C0

From Information Furnished by the Parties
File No. R13-1807

NAME & ADDRESS OF NEW OWNER:
Jon Scherdin
5228 Village Trace
Nashville, TN 37211

SEND TAX BILLS TO:
SUNTRUST MORTGAGE INC.
PAYMENT PROCESSING
P.O.BOX 79041
BALTIMORE,MD 21279-0041
Ln#0284597440

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **JONATHAN P. HERSEY AND ROSALEE E. KASCHEL, HUSBAND AND WIFE,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **JON SCHERDIN AND WIFE, SHANDA SCHERDIN,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 222, Phase Five, Villages of Brentwood, according to plat and survey of same appearing of record in Plat Book 6900, page 896, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

BEING the same property conveyed to Jonathan P. Hersey and Rosalee E. Kaschel, Husband and Wife, by Warranty Deed from Mark J. Bliton and Amy C. Bliton, Husband and Wife, dated 11/18/2011, appearing of record in Instrument Number 20111122-0091339, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

All matters shown on the Plan of record in Plat Book 6900, page 896; Restrictive Covenants of record in Deed Book 6143, page 11, Book 6398, page 495, Book 7231, page 789 and Book 7834, page 676; Quitclaim Deed of Common Areas of record in Book 7397, page 382 and Book 7397, page 384; Charter of Homeowner's Association of record in Book 6158, page 352, Book 7599, page 914, Book 7925, page 41, Book 7936, page 332, Book 8152, page 917 and Book 8163, page 593; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 5228 Village Trace, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that they are lawfully seized and possessed of said parcel of real estate, and that they have a good and lawful right to convey the same; and that the same is unencumbered, except for the 2014 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds themselves, their heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

BILL GARRETT, Davidson County
Trans:T20140003897 DEEDWARR
Recvd: 01/17/14 11:02 2 pgs
Fees:13.00 Taxes:732.60
20140117-0004811

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 15th day of January, 2014.

Jonathan P. Hersey

Rosalee E. Kaschel

STATE OF TENNESSEE)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jonathan P. Hersey and Rosalee E. Kaschel, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 15th day of January, 2014.

JOAN M. WANTLAND STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

NOTARY PUBLIC
My Commission Expires: 11/2/16

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $198,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 15th day of January, 2014.

NOTARY PUBLIC

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY My Commission Expires June 1, 2015

My Commission Expires: 6-1-15