This instrument prepared by: Joan M. Brady, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

BILL GARRETT, Davidson County
Trans:T20140014685 DEEDWARR
Recvd: 03/04/14 11:30 2 pgs
Fees:13.00 Taxes:906.56
20140304-0018027

WARRANTY DEED

THIS INDENTURE, made this 28 day of February , A.D., 2014 , by and between

Jim Sherman a/k/a James Sherman An unmarried person

First Parties, and

Christopher Elliott and Jennifer Hinkle, husband and wife

Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ----------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE PLAN OF BAXTER HEIGHTS, OF RECORD IN BOOK 2093, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, SAID LOT NO. 13 FRONTS 133.28 FEET ON THE SOUTHERLY MARGIN OF HILLTOP AVENUE AND EXTENDS BACK 152.98 FEET ON THE EASTERLY LINE, WHICH IS A BROKEN LINE, AND 144.73 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 95 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO JIM SHERMAN, UNMARRIED BY DEED FROM HILLTOP AVENUE LAND TRUST, CLAUDE M. RICHBOURG, TRUSTEE DATED SEPTEMBER 28, 2007 OF RECORD IN INSTRUMENT NUMBER 20071001-0116172 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Christopher Elliott
3814 Hilltop Ave
Nashville, TN 37216

RESPONSIBLE TAXPAYER:
Guaranteed Rate
3940 N. Ravenswood
Chicago, IL 60613

CLT # 06114009800

MR-CRI-12997

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

X _____ X _____

Jim Sherman a/k/a James Sherman

✓STATE OF NEVADA
COUNTY OF CLARK

Personally appeared before me, Jim Sherman a/k/a James Sherman An unmarried person, 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 for the purposes therein contained.

Witness my hand, at office, this 24th day of JANUARY, 20 14.

✓ _____ Notary Public

My Commission Expires: 6/15/2015

DONNA ANNE DEL VECCHIO
of Clark County
Notary Public
In And For The State Of Nevada
Exp. June 15, 2015
No. 99-54998-1

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 245,015.00. Affiant _____.

Subscribed and sworn to before me this 28th day of February, 20 14.

My Commission Expires: _____

3/14/2016

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY