WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150037944 DEEDWARR
Recvd: 05/15/15 12:28 2 pgs
Fees:13.00 Taxes:4070.00
20150515-0044911

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

Affiant

Subscribed and sworn to me on May 1st, 2015.

NOTARY PUBLIC
My Commission Expires: 1-8-19

NICOLE L. STEEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David B. and Tonya W. Scharf 304 Hillwood Blvd. Nashville, TN 37205	Regions Bank 2050 Parkway, Office Cr. Birmingham, AL 35244	103-14-0 002.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto David B. Scharf and wife, Tonya W. Scharf hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1, on the Plan of HILLWOOD ESTATES, SECTION ONE, as shown on plat of record in Plat Book 1835, page 117, amended at Instrument No. 20021122-0145629, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
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> Being the same property conveyed by Quitclaim Deed from John E. Dodd and Elizabeth G. Dodd, husband and wife to John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006 recorded in Instrument No. 20130819-0087139, Register's Office for Davidson County, Tennessee.
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> Being the same property conveyed by Quitclaim Deed from John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006 to John E. Dodd and Elizabeth G. Dodd, husband and wife as recorded on the 16th day of August, 2013 in Instrument No. 20130813-0085068; Quitclaim Deed from John E. Dodd and Elizabeth G. Dodd, husband and wife to John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006 as recorded on the 20th day of January, 2010 in Instrument No. 20100120-0004549; Quitclaim Deed from John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006 to John E. Dodd and Elizabeth G. Dodd, husband and wife as recorded on the 23rd day of February, 2009 in Instrument No. 20090223-0015384; Quitclaim Deed from John E. Dodd and Elizabeth G. Dodd, husband and wife to John E. Dodd and Elizabeth G. Dodd, Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006 as recorded on the 27th day of June, 2008 in Instrument No. 20080627-0066761; and Warranty Deed from W. Scott Nickels and wife, Kelly J. Nickels to John E. Dodd and Elizabeth G. Dodd, husband and wife as recorded on the 27th day of June, 2008 in Instrument No. 20080627-0066757, Register's Office of Davidson County, Tennessee.
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> This property is also known as improved property located at 304 Hillwood Blvd., Nashville, TN 37205.

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 successors and assigns, forever, and

GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 our hands on May 1st, 2015.

John E. Dodd
Trustee of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006

Elizabeth G. Dodd
Trustee of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of May, 2015, before me, the undersigned Notary Public, personally appeared John E. Dodd and Elizabeth G. Dodd, known to me (or proved to me on the basis of satisfactory evidence), to be the Trustees of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006, the within named bargainor, and that they as such trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the John E. Dodd and Elizabeth G. Dodd Revocable Living Trust, dated September 28, 2006, by themselves as such trustees.

Witness my hand and official seal on May 1st, 2015.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

