WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,999.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-VRES-15-7033

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melvin L. Seard, II and Angela Joy Seard	**Same as New Owner**	
(NAME)	(NAME)	**181-01-0-A-105.00 CO**
1010 Berkley Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SHELLEY BOLYARD-SHANKLE AND AMY BOLYARD-SHANKLE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELVIN L. SEARD, II AND ANGELA JOY SEARD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 121, SUGAR VALLEY, SECTION THREE, as shown on plat of record in Instrument No. 200004100035743, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shelley Bolyard, and Amy Shankle by Warranty Deed from Meghan A. Posch n/k/a Meghan A. Posch Woods, married, recorded on the 4th day of January, 2011 in Instrument No. 20110104-0000782, in the Register's Office of Davidson County, Tennessee.

Shelly Bolyard and Shelly Bolyard-Shankle are one and the same person. Amy Shankle and Amy Bolyard-Shankle are one and the same person.

This conveyance is subject to:

- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUGAR VALLEY, SECTION THREE, as recorded in Instrument No. 200004100035743 and PUD Boundary Plat recorded in Plat Book 9700, Page 374.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 11069, Page 14 and Instrument No. 200004100035790.
- Terms and provisions of by-Laws recorded in Book 11069, Page 24.
- Charter of Homeowners Association recorded in Book 11069, Page 6.
- Conveyance to Homeowners Association for open space recorded at Instrument Nos. 20130523-0052430 and 20130523-0052431.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7033 Sugarplum Road, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150042268 DEEDWARR
Recvd: 06/01/15 10:44 2 pgs
Fees:13.00 Taxes:740.00
20150601-0050274

Witness my/our hand(s) this the 28th DAY OF MAY, 2015.

Shelley Bolyard

Amy Shankle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHELLEY BOLYARD-SHANKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMY BOLYARD-SHANKLE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212