WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/26/04 14:43 1pgs
Fees:13.00 Taxes:555.00

20041026-0128801

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2004

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Notary Public At Large DAVIDSON COUNTY, TENN
My Commission Expires March 25, 2008

THIS INSTRUMENT WAS PREPARED BY
TN TITLE PARTNERS, LLC, 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald E. Sheridan	Gerald E. Sheridan	116-16-B-001.00
(NAME)	(NAME)	
101 Wentworth Avenue	101 Wentworth Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fred Harvey Jr., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gerald E. Sheridan and Catherine R. Sheridan, husband and wife, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the Plan of the Iroquois of Nashville of record in Book 6250, Pages 636 and 637, as revised in Book 6250, Pages 723 and 724 and in Book 6900, Pages 61 and 62, Register's Office for Said County, to which reference is here made.

Being same property conveyed to Fred Harvey, Jr. by Warranty Deed from Sheridan Construction Company, a Tennessee Corporation dated February 5, 1988 of record in Book 7464, Page 314, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 101 Wentworth Avenue, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 20th day of October, 2004.

PICK-UP

Fred Harvey Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Witness my hand and official seal at Brentwood, Tennessee this.

Commission expires:

CANDIE F. TANNER Notary Public At Large DAVIDSON COUNTY, TENN
My Commission Expires September 22, 2007

Notary Public