Davidson County DEEDWARR
Recvd: 08/01/05 14:37 2 pgs
Fees:13.00 Taxes:1161.80

20050801-0089749

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00.

William B. Drescher
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of July, 2005.

Notary Public

My Commission Expires: 11-22-05

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
William B. Drescher
316 Culpepper Court
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:

171-03-0-B-077.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Julie M. Sherrill, unmarried, hereinafter referred to as Grantors, hereby transfers and conveys to William B. Drescher and wife, Shirley Drescher hereinafter referred to as 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. 277, on the Plan of Revision of Section 5-A, Fredericksburg, of record in Book 7900, Page 509 and Book 7900, page 961, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Julie M. Sherrill, unmarried by Quitclaim deed from Mark T. Sherrill of record in Instrument No. 20020415-0046573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable.

Subject to all matters as set forth per Plat Book 7900, Page 509 and Book 7900, page 961, Register's Office of said County.

Restrictive Covenants of record in Deed Book 8920, Page 65, Book 9500, page 393, Book 7798, page 843, Register's Office of said County.

By-Laws of record in Book 8920, page 45, Register's Office of said County.

Easement as shown of record in Deed Book 7993, Page 269, Book 7851, page 712, Register's Office for said County.

Charter as shown of record in Deed Book 8920, Page 40, Register's Office for said County.

Amenities Area as shown of record in Deed Book 9443, Page 538, Book 7900, page 807, Register's Office for said County.

Deeds of Conveyance as shown of record in Deed Book 9698, Page 81 and 124, Register's Office for said County.

Storm Water Detention Agreement as shown of record in Deed Book 9771, Page 545, Register's Office for said County.

County and/or City taxes for the year 2005, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 316 Culpepper Court, Brentwood, TN 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 28th day of July, 2005.

Julie M. Sherrill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Julie M. Sherrill, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained.

Witness my hand and official seal this 28th day of July, 2005.

Notary Public

My Commission Expires: 1-20-09

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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