WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,900.00

Lydia Anne Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2006.

Theresa L. Green
Notary Public

MY COMMISSION EXPIRES: 1-22-08
(AFFIX SEAL)

THERESA L. GREEN NOTARY PUBLIC AT LARGE FRANKLIN COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 01/31/06 10:06 2 pgs
Fees:13.00 Taxes:351.13

20060131-0011748

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lydia Anne Morgan	Same	86-14A-149
(NAME)	(NAME)	
149 Thistle Lane		
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076		
(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, Kevin W. Sherrill and wife, Ellen Sherrill, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lydia Anne Morgan, unmarried, 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:

Land in Davidson County, Tennessee, being Unit No. 149 on the Plan of Hermitage Meadows Subdivision, Stage Two, of record in Book 5200, Page 682, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kevin W. Sherrill, by Warranty Deed dated March 29, 2002, from Amy J. May Slocum and husband, Jamie Slocum, as of record in Instrument No. 20020403-0040338, Register's Office for Davidson County, Tennessee.

Ellen Sherrill joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 149 Thistle Lane, Hermitage, TN 37076
(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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Witness our hands this 27th day of January, 2006.

Kevin W. Sherrill

Ellen Sherrill

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kevin W. Sherrill and Ellen Sherrill, 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 and official seal at Nashville, Tennessee this 27th day of January, 2006.

Commission expires: 11/14/09

Notary Public

