2129
box 186

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin W. Sherrill	Mortgage Resources	96-2-65
(NAME)	(NAME)	
2840 Blue Brick Drive	3441 Lebanon Pk. Ste. 113	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Hermitage, TN 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, Chester K. Baker, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin W. Sherrill and wife, Ellen L. Sherrill, 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. 26 on the map of Section One, Clover Bottom Subdivision, of record in Book 1424, Page 50, Register's Office for Davidson County, to which reference is made for a more complete description.

Being the same property conveyed to Chester K. Barker, by Warranty Deed dated March 7, 2003, from Gary Eugene Borden, Executor of the Estate of Thurman Desmond Hall, as of record in Instrument No. 20030312-0033048, Register' Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 2840 Blue Brick Drive, Nashville, TN 37214

(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.

Davidson County DEEDWARR
Recvd: 02/01/06 11:33 2 pgs
Fees:13.00 Taxes:555.00
20060201-0012459

Witness my hand this 27th day of January, 2006.

Chester K. Baker

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 Chester K. Barker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he 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

Sarah Drenske
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY