File No. 260701591

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/09/06 08:25 2 pgs
Fees:13.00 Taxes:656.38
20060809-0097644

LORI C. WARREN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,399.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 6/29/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abram Sheets	Churchill Mortgage Corporation	MAP 62-15
(NAME) 2608 Davidwood Court	(NAME) 761 Old Hickory Blvd., Suite 400	PARCEL 34
(ADDRESS) Nashville, TN 37214	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Jerry H. Garrison and wife, Beverly K. Garrison,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO **TRANSFER AND CONVEY UNTO**

Abram Sheets and Cecilee Sheets,

HEREINAFTER CALLED THE GRANTEE(S), 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 Lot No. 100, Section 3, Sutherland Heights, of record in Plat Book 2663, Page 117, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jerry H. Garrison, and Wife, Beverly K. Garrison by deed dated February, 23, 2004 from Linda Love Harper and Mary Ann Powell of record in Instrument No. 20040225-0021118, Register's Office for said County.

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

Subject to all matters as set forth per Plat Book 2663, Page 117, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2608 Davidwood Court, 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 GRANTEE(S), 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), 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/our hands this 31st day of July, 2006.

Jerry H. Garrison

Beverly K. Garrison

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jerry H. Garrison and wife, Beverly K. Garrison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2006.

Commission expires: 2-18-2009

Notary Public

Rhonda Dunn
State of Tennessee Notary Public
County of Sumner

File Number: 260701591

RETURN TO:
Castleman Title
110 Glancy Street, Suite 112
Goodlettsville, TN 37072