WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/05/07 12:17 2 pg
Fees:13.00 Taxes:468.05

20070405-0041002

State of Tennessee)
County of Williamson)

G#3585-2

The actual consideration or value, whichever is greater, for this transfer is **$126,500.00**.

Affiant

Subscribed and sworn to before me, this the 28th day of March, 2007.

Notary Public

My commission expires: 3-20-10

CAROL A. CLAWSON
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Glenn Sheriff and Amanda Sheriff	SunTrust Mortgage	**Map 161-11-0C, Parcel 017.00co**
326 Yorkshire Creek	201 Fourth ave N/7mfl.	
Nashville, TN 37211	Nashville, TN 37219	

FOR AND IN 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, I,

Nancy Lee Rainey, unmarried

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

Glenn Sheriff and Amanda Sheriff, 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:

LAND in Davidson County, Tennessee, being Lot No. 305 on the Plan of the Resubdivision of Lot 1 of Phase IV, Villages of Brentwood, a Planned Unit Development, as of record in Book 6900, Page 471, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Nancy Lee Rainey, unmarried, by Warranty Deed dated November 25, 1987, from Fox Ridge Company, a limited partnership, of record in Book 7415, Page 659, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7231, Page 789, and in Book 6143, Page 11, said Register's Office; By-Laws of record in Book 7231, Page 809, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is IMPROVED (_X_) unimproved (____) property, known as: **326 Yorkshire Creek, Nashville, TN 37211**.

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/our hand(s) this **28th** day of **March, 2007.**

Nancy Lee Rainey

Nancy Lee Rainey

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Lee Rainey,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this **28th** day of **March, 2007.**

Jennifer L. Johnson

Notary Public

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/24/10

Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067