Davidson County DEEDWARR
Recvd: 10/01/07 09:20 2 pgs
Fees:13.00 Taxes:481.00
20071001-0116172

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
28th DAY OF September, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Sherman 4036 Longfellow Dr Nashville, TN 37214	SunTrust Mortgage Inc 201 Fourth Ave N 7th fl Nashville, TN 37219	Map 061 14 098.00 Parcel 061 14 0 098.00

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, we,

Hilltop Avenue Land Trust
Claude M. Richbourg, Trustee

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jim Sherman, 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 Lot No. 13 on the plan of Baxter Heights, of record in Book 2083, page 94, Register's Office for Said County,

Siad Lot No. 13 fronts 133.28 feet on the southerly margin of Hilltop Avenue and extends back 152.98 feet on the Easterly line, which is a broken line, and 144.73 feet on the westerly line to a dead line in the rear, measuring 95 feet thereon.

Being the same property conveyed to Hilltop Avenue Land Trust, Claude M. Richbourg, Trustee, by deed from Maricca A. Mosley, dated April 25, 2007, of record in Instrument No. 20070426-0049607 See also, 20070918-0111730 Register's Office for Davidson County, TN.

Claude M. Richbourg joins in this conveyance to convey any and all right and or interest, which he may have to said property.

This property has never been the residence of Claude M. Richbourg, investment property only.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐ un ☒ improved property known as: 3814 Hilltop Avenue Nashville, TN 37216
(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.

Witness my hand(s) this 28th day of September, 2007.

Claude M. Richbourg Trustee
Hilltop Avenue Land Trust
By: Claude M. Richbourg, Trustee

Claude M. Richbourg
Claude M. Richbourg

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Claude M. Richbourg, with whom I am personally acquainted, (or who 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 28th day of September, 2007.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally came Claude M. Richbourg, Trustee with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Trustee respectively of Hilltop Avenue Land Trust, the within named bargainor, and Land Trust, and that he as such appointed Trustee being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Land Trust, by the Hilltop Avenue Land Trust, as such Trustee, and attesting the same of the Land Trust, by the said Hilltop Avenue Land Trust as such Trustee.

WITNESS my hand and notarial seal at my office at Nashville, Tennessee, this 28th, day of September, 2007

NOTARY PUBLIC

My commission expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 9-28-2007

Notary Public James C. Smith

My Commission Expires: March 7, 2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027