File No. 280100115

WARRANTY DEED

LAURA A. MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: April 7, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/30/08 14:01 3 pgs
Fees:18.00 Taxes:869.50
20080130-0009621

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul W. Sherrick	First Tennessee Home Loans, a division of First Tennessee Bank National Association	095-16-0-011.00
(NAME) 307 Emery Drive	(NAME) 100 Bluegrass Commons, Ste. 100	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Hendersonville, TN 37075	
(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, Carol Dillingham Phillips and Gregory A. Phillips, wife and husband, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul W. Sherrick and wife, Leslie M. Sherrick, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO. 1
Land in the 3rd Civil District of Davidson County, Tennessee, described partly from a survey for F. Miles Ezell of a 32 acre tract on the northerly side of Elm Hill Pike, made by Ralph W. C. Lambert, Surveyor, dated May 24, 1961, as follows:

Beginning at an iron pin set in the easterly line of Lot No. 25 on the Plan of Lakeland, as of record in Book 2133, page 15, Register's Office for Davidson County, Tennessee, said point being 14 feet southerly from a concrete monument which is set near the northeast corner of said Lot No. 25; thence north 88 deg. 10' west, 200 feet to an iron pin; thence north 0 deg. 20' west, 158 feet to an iron pin; thence south 88 deg. 10' east 183 feet to a point in the easterly line of Lot No. 23 on the aforesaid plan of Lakeland; thence south 3 deg. 25' west, 142.2 feet to a point; thence south 49 deg. 38' west 11.3 feet to the aforesaid concrete monument set near the northeast corner of Lot No. 25; thence south 2 deg. 13' west along the easterly line of Lot No. 25, 14 feet to the point of beginning.

TRACT NO. 2
Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Lakeland, according to the plat thereof, recorded in Book 2133, page 15, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot No. 24 fronts 113 feet on the easterly side of Emery Drive and runs back 223.8 feet on the northerly line 226.4 feet on the southerly line to a dead line, measuring 113 feet thereon.

Being the same property conveyed to Carol Dillingham Phillips and Gregory A. Phillips, wife and husband by Deed dated January 14, 2002 from Paul M. Dillingham and wife, Catherine D. Dillingham of record in Instrument number 20020115-0005837, Register's Office for said County.

Subject to all matters as set forth per Plat Book 2133, Page 15, Register's Office of said County.

Septic and overflow Field Easement as shown of record in Deed Book 4316, Page 362, Register's Office for said County.

Sewer Easement as shown of record in Deed Book 6896, Page 50, Register's Office for 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 307 Emery 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 GRANTEE(S), Their 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), 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 hands this 14th day of January, 2008.

Carol Dillingham Phillips

Gregory A. Phillips

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Carol Dillingham Phillips and Gregory A. Phillips, wife and husband the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

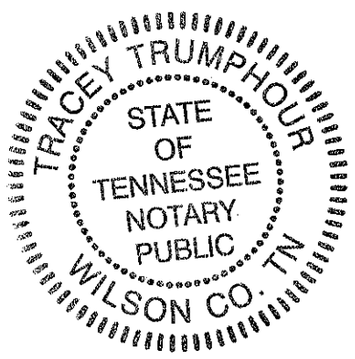
Witness my hand at office this 14th day of January, 2008.

Commission expires: 11.28.09

Notary Public

File Number: 280100115

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122



CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, Jessica Talbott, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: ___05/24/2008_____



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