WARRANTY DEED

Record & Return To:

Foundation Title & Escrow
30 Burton Hills Blvd., Ste. 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $61,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of **January, 2011**

Notary Public

MY COMMISSION EXPIRES: 7/13/12
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KELLY CALLAGHAN
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Kitos	New Owner	09213025300
(NAME)	(NAME)	
3810 Dakota Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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/WE, **James K. Sheridan and Kimberley C. Sheridan**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Emily Kitos**, 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:

Being Lot No. 83, on the Resubdivision of Charlotte Park, Second Addition, Extended, Block 33, Book 421, page 10 as of record in Book 2330, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James K. Sheridan and Kemberley C. Sheridan, husband and wife, by Deed from Perkerson-Wilson dated March 21, 1989 and recorded in Book 7802, page 60, in the Register's Office of Davidson County, Tennessee. Kimberley C. Sheridan is one and the same as Kemberley C. Sheridan.

Subject to restrictions of record in Book 2446, page 146, said Register's Office.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3810 Dakota Avenue, Nashville, TN 37209

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110008038 DEEDWARR
Recvd: 02/07/11 15:46 2 pgs
Fees:13.00 Taxes:240.50
20110207-0010881

Witness our hands this **31st** day of **January, 2011**

James K. Sheridan

Kimberley C. Sheridan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **James K. Sheridan and Kimberley C. Sheridan**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **January, 2011**

Notary Public

My commission expires: 7/13/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON