WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BETH M. BROOKS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE NOTARY PUBLIC

My Commission Expires NOV. 7, 2011

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 30216
(Davidson County File Box 9-B)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

My Commission Expires FEB. 19, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Sherrard IV Elizabeth M. Sherrard	Financial Federal Savings Bank	131-11-D-2
(NAME)	(NAME)	
1309 Belmont Park Court	6305 Humphreys Boulevard, Suite 100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Alison Brammell, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas J. Sherrard IV and wife, Elizabeth M. Sherrard**, 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 Unit No. 1 (erroneously referred to in the previous deed as Unit 1309, which is the property address), together with the appurtenant interest in the common elements of Belmont Park court II Townhomes, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20051229-0156439, and First Amendment to the Master Deed in Instrument No. 20061130-0147978, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "D" to the aforementioned First Amendment to the Master Deed in Instrument No. 20061130-0147978, said Register's Office, and being located upon Lot No. 49 on the Plan of Section I, Seven Hills, of record in Plat Book 2133, pages 81 and 82, as amended in Instrument No. 20060120-007791, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alison Brammell, a married woman by deed from Camp Properties, LLC of record in Instrument No. 20060616-0071801 dated June 15, 2006. The said Alison Brammell is no longer married.

Property is subject to the following:
Restrictive Covenants of Record in Instrument No. 20051224-0156439; amended in Instrument No. 20061130-0147978
Charter of the Homeowner's Association of record in Instrument No. 20051229-0156142
All matters shown on the Plan of record in Book 2133, pages 81 and 82, in said Register's Office including but not necessarily limited to restrictions, easements for public utilities and drainage and minimum building setback lines. Subject to all notes, easements, and conditions shown on said plan.
Property taxes for the current year

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1309 Belmont Park Court, Nashville, TN 37215**

(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.

BILL GARRETT, Davidson County
Trans:T20110054951 DEEDWARR
Recvd: 09/06/11 11:25 2 pgs
Fees:13.00 Taxes:1739.00
20110906-0068792

Witness my hand this 2nd day of September, 2011.

Alison Brammell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alison Brammell, 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 Nashville, Tennessee this 2ND DAY OF SEPTEMBER, 2011.

Commission expires: 7-6-15

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015