WARRANTY DEED

Prepared By + Return To
SIDWELL, BARRETT & WELCH, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

DONALD R. BARRETT, JR.
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00

Atherley-Gerber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of October, 2011.

Notary Public

MY COMMISSION EXPIRES: 9/23/13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sandra Atherley-Gerber	New Owner	172090A24300CO
(NAME)	(NAME)	
1133 Banbury Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20110069768 DEEDWARR
Recvd: 11/04/11 14:18 2 pgs
Fees:13.00 Taxes:1091.50
20111104-0086464

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, **Tiffany S. Shockley , unmarried, and Brock T. Shockley , unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Sandra Atherley-Gerber, a married person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, TN, being Lot No. 215 on the plan of Section Five B, Banbury Crossing, of record in Instrument No. 200406180072253, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tiffany N. Snell, unmarried and Brock T. Shockley, unmarried joint tenants with right of survivorship by Deed from The Jones Company of Tennessee, L.L.C., dated 06/17/2005 and filed for record on 07/05/2005 in Instrument 200507050076743, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tiffany S. Shockley and husband, Brock T. Shockley by Deed from Tiffany S. Shockley f/k/a Tiffany S. Snell and Brock T. Shockley, dated 12/18/2006 and filed for record on 12/28/2006 in Instrument 200612280159896, Register's Office for Davidson County, Tennessee. The said Tiffany S. Shockley and Brock T. Shockley have since divorced.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 9700, Page 549, Instrument 200406180072253, said Register's Office.

Restrictions of record in Book 4148, Page 75, Book 4148, Page 196, Book 4148, Page 254, Book 4148, Page 261, Book 4148, Page 264, Book 4148, Page 292, Book 4693, Page 690, said Register's Office.

Restrictive Covenants of record in Book 10369, Page 48, as amended of record in Book 10962, Page 516, as amended of record in Book 11218, Page 180, as amended of record in Instrument 200307280105031, as amended of record in Instrument 200510200126681, said Register's Office.

Tree Preservation Restrictions of record in Instrument 200410060120756, said Register's Office.

By-Laws of record in Instrument 200206100070239, said Register's Office.

Storm Water Detention Agreement of record in Book 10633, Page 330, said Register's Office.

Storm Water Detention Agreement of record in Instrument 200001110004044, said Register's Office.

Charter of record in Book 11187, Page 575, said Register's Office.

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.

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 1133 Banbury Lane, Brentwood, TN 37027
(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/or 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/or 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 our hands this 27th day of October, 2011.

Tiffany S. Shockley

Brock T. Shockley

State of Tennessee
County of Williamson

Personally appeared before me Tiffany S. Shockley and Brock T. Shockley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of October, 2011.

Notary Public
My Commission Expires: 9/23/13

DONALD R. BARRETT, JR. NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027