03

Realty Title

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$245,000.00**

Rachelle Caudill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2012.

Diane K. Mann
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 02.11.2013

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan E. Sherrick	**Avenue Bank**	**83-10-334**
(NAME)	(NAME)	
1908 Oakhill Drive	**111 10th Avenue South**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	
(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, **Christine Bell,** unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Susan E. Sherrick,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
LAND in Davidson County, Tennessee, being Lot No. 28 and the westerly 6 feet of the northerly 78.5 feet of Lot No. 27 on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for said County.

Said Lot No. 28 fronts 6 feet on the southerly side of Oakhill Drive and runs back between parallel lines 157 feet to a dead line.

Said part of Lot No. 27 fronts 6 feet on the southerly side of Oakhill Drive and runs back between parallel lines 78.5 feet to a dead line.

TRACT II:
LAND in Davidson County, Tennessee, being the easterly one-half of Lot No. 29 on the Map of Richardson Place, as of record in Book 547, page 135, Register's Office for said County.

Said easterly one-half of Lot no. 29 fronts 30 feet on the southerly side of Oakhill Drive and runs back between parallel line 157 feet to a dead line.

Being the same property conveyed to Christine Bell and husband, Frank Thornton by deed from Judith Corinne Diza, unmarried of record in Book 8542, page 1 Register's Office for Davidson County, Tennessee dated January 30, 1992. The said Frank Thornton having since died leaving his wife, Christine Bell as the surviving tenant by the entirety.

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 **1908 Oakhill Drive, Nashville, TN 37206**

(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:T20120031624 DEEDWARR
Recvd: 05/01/12 09:23 2 pgs
Fees:13.00 Taxes:906.50
20120501-0037040

Witness my hands this 27th day of April, 2012.

Christine Bell

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 Christine Bell , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 27 DAY OF APRIL, 2012.

Commission expires: 7/6/2015

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

Shannon Philbin Notary Public