WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120048212 DEEDWARR
Recvd: 06/29/12 14:53 2 pgs
Fees:13.00 Taxes:1110.00

20120629-0057445

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11/23/14
(AFFIX SEAL)

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Charles Patrick Rankin Kathryn McCaskill Rankin	New Owner	13111000300
(NAME) 4521 Shys Hill Road	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS) ,	
(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, **Helen V. Sherrod,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Patrick Rankin and wife, Kathryn McCaskill Rankin,** 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 Lot No. 64 on the Plan of section I, Seven Hills, as of record in book 2133, pages 81 and 82, Register's office for said County, described as follows:
Beginning at a point in the southwesterly margin of Shy's Hill Road at the corner of Lots 63 and 65; thence with the line between said lots, southwesterly 287 feet to a point; thence southerly 93.3 feet to corner of Lot 68; thence with the line between Lot 64 and 68, southeasterly 179.9 feet to a corner of Lot 65; thence with the line between `Lot 64 and 65, northeasterly 270.0 feet to the margin of Shy's Hill Road thence with the margin of the same northeasterly 158 feet to the beginning.

Being the same conveyed to Robert N. Sherrod, Sr., and wife Helen V.Sherrod by deed form Guy C. Mabry and wife, Juanita Mabry of record in Book 3128, Page 29, Register's Office of Davidson County, Tennessee.

Included in the foregoing description by specifically excluded from this conveyance is the following property that was conveyed in a warranty deed of record in Book 9418, Page 853, said Register's office.

Commencing at an iron rod situated in the westerly margin of Shys Hill Road, said point being the common corner between Lots 64 and 65 as recorded on the Plan of Seven Hills Section One recorded in Plat Book 2133, Page 82, R.O.D.C , Tennessee. Thence, along said lot line S 37 degrees 31"10" W, a distance of 225.14 feet to an iron rod being the point of beginning described

Thence, continuing along said lot line, S 37 degrees 31'10"W, a distance of 43.89 feet to an iron rod;

Thence, along the common rear line of Lots 64 and 68 of Seven Hills Section One, N 79 degrees 26'10" W a distance of 179.63 feet to an iron rod situated in the easterly line of the Joseph Ross, et ux, property of record in Book 6834, Page 889, R.O.D.C., Tennessee.

Thence, along the common line between Joseph Ross and Lot 64, N 02 degrees 10'00" E, a distance of 93.23 feet to a concrete monument, being the common rear corner of Lots 64 and 63 Seven Hills Section One.

Thence, along said lot line N 48 degrees 48'08" E, a distance of 62.14 feet to an iron rod;

Thence, severing Lot 64 of Seven Hills Section One, S 49 degrees 10'24" E, a distance of 202.24 feet to the point of beginning and containing 19,203.89 square feet or 0.44 acres of land.

Being a parcel of land situate in the 33rd Councilmanic District of Nashville, Davidson County, Tennessee, said parcel being a portion of Lot 64 on the Plan of Seven Hills Subdivision Section One, the same being a portion of the property conveyed to Helen V. Sherrod and Robert N. Sherrod, Sr., by deed of record in Book 3128, Page 29, R.O.D.C., Tennessee. The said Robert N. Sherrod, Sr. now being deceased.

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 **4521 Shys Hill Road, 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.

Witness my hand this 28th day of June, 2012.

Helen V. Sherrod

Helen V. Sherrod

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 Helen V. Sherrod, the bargainors, 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 28TH DAY OF JUNE, 2012.

Commission expires: 1-7-2013

Notary Public

MICHAEL J. PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Michael J. Philbin
My Commission Expires
January 7, 2013
STATE OF TENNESSEE