BOX 50-B
~~PREPARED BY:~~ RETURN TO
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Matthew E. Carney
2840 Blue Brick Drive
Nashville, TN 37214

MORTGAGEE
Regions Bank dba Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 096-02-0
PARCEL 065.00

BILL GARRETT, Davidson County
Trans:T20120080262 DEEDWARR
Recvd: 10/23/12 09:26 2 pgs
Fees:13.00 Taxes:610.50
20121023-0096873

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) 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, **Kevin W. Sherrill and wife, Ellen L. Sherrill,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Matthew E. Carney and wife, Aimee E. Lashlee,** 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. 26 on the map of Section One, Clover Bottom Subdivision, of record in Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Kevin W. Sherrill and wife, Ellen L. Sherrill, by Warranty Deed from Chester K. Baker, unmarried, dated January 27, 2006 and filed of record in Instrument No. 20060201-0012459, Register's Office for Wilson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants; easements, covenants conditions and all matters and notes as shown on the plan of record in Book 1424, Page 50, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantor.

This is improved property known as **2840 Blue Brick Drive Nashville, TN 37214.**

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 our hands this 18th day of October, 2012.

Kevin W. Sherrill

Ellen L. Sherrill

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Kevin W. Sherrill and wife, Ellen L. Sherrill, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of October, 2012.

NOTARY PUBLIC

WILSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DEAN ROBINSON

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $165,000.00.

AFFIANT

Subscribed and sworn to before me this 18th day of October, 2012.

NOTARY PUBLIC

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires: 1-4-16