BILL GARRETT, Davidson County
Trans:T20130032869 DEEDWARR
Recvd: 04/22/13 13:47 2 pgs
Fees:13.00 Taxes:629.00
20130422-0039822

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Shaymish Aiava
2505 Skyfalls Way
Antioch, TN 37013

SEND TAX BILL TO:
New Owner

MAP/PARCEL
164-10-0A-362.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Barbara S. Sherrell and wife, Mark L. Sherrell,** has this day bargained and sold, and does hereby transfer and convey unto **Shaymish Aiava, an unmarried man,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 319 on the Plan of Village Six, Summerfield Subdivision of record in Plat at Instrument No. 20060928-0120376, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Barbara S. Sherrell and Mark L. Sherrell, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee Corporation of record at Instrument No. 20071218-0145384, dated December 14, 2007 and recorded on December 18, 2007, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2013 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Instrument No. 20060928-0120376, and restrictions in Book 11588, Page 484, amended in Book 11669, Page 376, and Instrument Nos. 20010308-0021946, 20010504-0046260 and 20030527-0071168, supplemented at

Instrument Nos. 20051103-0133360,20050317-0029621, 20051103-0133359,20060724-0089079, 20060724-0089080, amended in Instrument Nos. 20060921-0117120 and 20060724-0089081, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 16th day of April, 2013.

Barbara S. Sherrell

Mark L. Sherrell

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Barbara S. Sherrell and Mark L. Sherrell,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 16th day of April, 2013.

NOTARY PUBLIC

GREGG W. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me this the 16th day of April, 2013.

NOTARY PUBLIC

My Commission Expires: _____

DAVID R.A. ROETGER
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 21, 2013
COUNTY OF WILLIAMSON