BILL GARRETT, Davidson County
Trans:T20130064521 DEEDWARR
Recvd: 07/29/13 12:49 2 pgs
Fees:13.00 Taxes:743.70
20130729-0078553

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

ADDRESS NEW OWNER:
Stephanie Phillips & Michael Gay
4020 Lake Parkway
Hermitage, TN 37076

SEND TAX BILL TO:

Same as new owner

TAX ID 09704000800

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, **Donald G. Sherrod and wife, Emily A. Sherrod, Trustees, U/A/D 9, March 1993,** has this day bargained and sold, and does hereby transfer and convey unto **Michael Gay, an unmarried man, and Stephanie Phillips, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Lake Park, Section 1 as of record in Plat Book 4175, Pages 134 & 135, 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 Donald G. Sherrod and Emily A. Sherrod, Trustees, U/A/D 9, March, 1993 by Deed from Donald G. Sherrod and Emily A. Sherrod, Individually of record in Book 8896, page 702, Register's Office for Davidson County, Tennessee, dated March 09, 1993 and recorded on March 26, 1993.

This is improved property known as 4020 Lake Parkway, Hermitage TN 37076

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 Book 4175, page 134, and encumbrances as may

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 17th day of July, 2013.

Donald G. Sherrod, Trustee

Donald G. Sherrod, Trustee

Emily A. Sherrod, Trustee

Emily A. Sherrod, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donald G. Sherrod and Emily A. Sherrod**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be Trustee of the Donald G. Sherrod and Emily A. Sherrod, Trustees, U/A/D 9, March 1993, the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 17th day of July, 2013.

NOTARY PUBLIC

GREGORY CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires January 4 2014

My Commission Expires: JAN 04 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $201,000.00.

AFFIANT

Subscribed and sworn to before me this the 17th day of July, 2013.

NOTARY PUBLIC

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8/16/14