WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/13 14:44 2 pgs
Fees:13.00 Taxes:120.25
20131203-0123173

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$32,500.00.**

Affiant

Subscribed and sworn to before me this 22nd day of November, 2013

Notary Public

My Commission expires: 8/19/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Scott Sherrod	Same	063-08-0-107.00
215 Hadleys Bend Blvd	202 Hadleys Bend Drive	
Old Hickory, TN 37138	~~Nashville~~ Old Hickory, TN 37138	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Patricia A. Starks Kilcrease**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Scott Sherrod and Rosemary Sherrod, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 4 of Block B-2 on the Plat of Hadley Bend City, as of record in Book 421, page 120, Register's office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of Hadley Bend Boulevard at the corner of Lot Nos. 3 and 4, being the southeast corner of the property conveyed to Johnnie Lee Winters and wife, by deed from Jim Winters and wife, of record in Book 2040, page 401, Register's Office for said County; thence with said Winters' southerly line westwardly to the easterly margin of Cumberland Avenue; thence with same southwardly 25 feet, more or less, to the northwest corner of the property conveyed to Edward Winters and wife by deed from Dan O. Wonder and wife, of record in Book 1126, page 305, said Register's Office, being the corner of Lots Nos. 4 and 5; thence with the line between said two lots eastwardly to the westerly margin of Hadley Bend Boulevard; thence with same northwardly 25 feet, more or less, to the beginning.

And

Being Lot No. 5 in Block B-2 on the Map of Hadley Bend City Subdivision of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts the easterly side of Cumberland Avenue and runs back to Hadley Bend Blvd.

Being the same property conveyed to Margaret Winters and Patricia A. Starks Kilcrease by deed on June 7, 2007 of record in Instrument Number 20070615-0071924, and Corrected by Scrivener's Affidavit of Record in Instrument Number 20130919-0099041, Register's Office for Davidson County, Tennessee. The said Margaret Winters having since died on August 9, 2007, leaving property to Patricia Starks Kilcrease, and an Order of Probate for Muniment of Title was entered on November 22, 2013, Case No. 13P1737, Seventh Circuit Court for Davidson County, Tennessee, of record in Instrument Number 20131203-0123172 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 421, page 120, Register's Office Davidson County, Tennessee.

This is improved property known as: **215 Hadleys Bend Blvd, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 November 22, 2013.

Patricia A. Starks Kilcrease

Patricia A. Starks-Kilcrease

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Patricia A. Starks Kilcrease** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 22, 2013

My commission expires 8/19/14

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY