WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130106003 DEEDWARR
Recvd: 12/20/13 09:57 2 pgs
Fees:13.00 Taxes:240.50
20131220-0128605

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/6/2015 7-6-15
(AFFIX SEAL)

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
Graham Sherrill Mary Lindsay Sherrill	NEW OWNER	078-00-0 058.00
(NAME) 4149 Blueberry Hill Rd.	(NAME)	
(ADDRESS) Nashville, TN 37218	(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, **Jean P. Elliott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Graham Sherrill and wife, Mary Lindsay Sherrill,** 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 the 13th Civil District of said County and State, described according to a survey made by Southern Land Surveying Co., Inc. dated December 2, 1967, as follows:

BEGINNING on the north westerly margin of Tidwell Hollow Road at the northeasterly corner of the property conveyed to J. W. McGowan by deed of record in Book 4322, page 849; thence North 40° 55' 44" West 1553.50 feet to an iron pin; thence North 64° 00' East 210 feet to a point; thence South 40° 58' 08" East 1500.9 feet to the northwesterly margin of Tidwell Hollow, Road; thence with the northwesterly margin of said road, southwesterly 204 feet to the point of beginning, containing 7.1 acres, more or less.

Being the same property conveyed to Wallace L. Elliott and wife, Jean P. Elliott by Warranty Deed dated from Arnold Butler and wife, Bobbie Jean Butler of record in Book 6733, Page 453, Register's Office for Davidson County, Tennessee. The said Wallace L. Elliott having since died leaving his wife, Jean P. Elliott as the surviving tenant by the entirety.

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 **5307 Tidwell Hollow, Nashville, TN 37218**

(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 19 day of December, 2013.

Jean P. Elliott

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 Jean P. Elliott, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 DAY OF DECEMBER, 2013.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public