BILL GARRETT, Davidson County
Trans:T20140036214 DEEDWARR
Recvd: 05/23/14 09:51 2 pgs
Fees:13.00 Taxes:425.50

20140523-0044565

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00 Beverly Ann House Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **19th** day of **May**, 2014 Notary Public MY COMMISSION EXPIRES: 5/10/16 (AFFIX SEAL)

DEANNA DAWN JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Ann House	Wilson Bank and Trust	094-05-0-010.00
(NAME)	(NAME)	
1110 Glenview Avenue	2640 S. Church Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Murfreesboro, TN, 37128	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Mary Ann Ehrhardt and Sherri Shelton-Branscomb**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Beverly Ann House, unmarried**, 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 described as follows:

Being the easterly 50 feet of Lot No. 43 on the Map of Haynie's Central Park Plan, as of record in Plat Book 161, page 116, Register's Office for said County.

Said part of Lot No. 43 fronts 50 feet on the southerly side of Glenview Drive and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mary Ann Ehrhardt, unmarried by deed from Charles W. Pilkerton and wife, Allean P. Pilkerton dated December 2, 1983, of record in Book 6187, page 877, Register's Office for Davidson County, Tennessee. The said Mary Ann Ehrhardt, a Single person having quitclaimed to Mary Ann Ehrhardt, a single person and Sherri Shelton-Branscomb, a single person, of record in Instrument No. 20000615-0059722, dated May 4, 2000, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☑ property, known as 1110 Glenview Avenue, Nashville, TN 37206

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, has 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 **19th** day of **May, 2014**

Mary Ann Ehrnhardt

Sherrie B Shelton

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Mary Ann Ehrnhardt and Sherrie B Shelton,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **19th** day of **May, 2014**

Notary Public

My commission expires: 6/15/14

CONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122