THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Adrienne M. Washington
6201 Paddington Way
Antioch, TN 37013
SEND TAX BILLS TO:
MidSouth Bank
One East College Street
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 07/02/14 08:06 3 pgs
Fees:18.00 Taxes:647.13
20140702-0057957

WARRANTY DEED

(Map 151-09-0A, Parcel 008.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **MARTHA M. SHEFFIELD and husband, BRANDON SHEFFIELD**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **ADRIENNE WASHINGTON, unmarried,** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 8, Final Plat, Long Hunter Chase, Phase I, Section III, according to plat and survey of same appearing of record in Plat Book 9700, page 958, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Martha M. Sheffield and Brandon Sheffield, wife and husband, by Warranty Deed from Amy S. Mobley, dated July 29, 2011, of record in Instrument No. 20110815-0062666, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 9700, page 958; to restrictive covenants of record in Book 9430, Page 251, Book 9534, page 938, Book 9534, page 942 and Book 9649, page 764; homeowner's association charter of record in Book 9433, page 953; easement to Metro of record in Book 10796, page 625; sanitary sewer and storm drain easements to Metro of record in Book 10796, page 628 and Book 9588, page 930; public utility easement of record in Book 9700, page 958, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 6201 Paddington Way, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 27th day of June, 2014.

MARTHA M. SHEFFIELD

BRANDON SHEFFIELD

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha M. Sheffield and Brandon Sheffield, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of June, 2014.

Notary Public

My Commission Expires: 3-19-17

(SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $174,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 27th day of June, 2014.

Notary Public

My commission expires: 4-15-17

CONNIE BEARD STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

File No. 20140314

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-11704

True Copy Certification

I, **Tammy McCauley** , 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 **Tennessee**

County of **Rutherford**

Personally appeared before me, **Teresa Taylor ,** a notary public for this county and

state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9-20-15

Notary' Seal (if on paper)

