THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14061102** BILL GARRETT, Davidson County Trans:T20140047691 DEEDWARR Recvd: 07/03/14 11:53 2 pgs Fees:13.00 Taxes:2238.50 20140703-0058866	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2014. Notary Public My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon S. Sheriff 3028 23rd Ave S Nashville TN 37215	~~New Owner~~ BB+T 223 West Nash St. Wilson, NC 27893	Tax Parcel ID No. 11706001500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Lee Grubbs Jr. and spouse, Barbara W. Grubbs** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon S. Sheriff, unmarried**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 6, BLOCK 3, W. V. DAVIDSON'S HILLSBORO HIGHLANDS, as shown on plat of record in Plat Book 843, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Ronald Lee Grubbs, Jr. and spouse, Barbara W. Grubbs by Warranty Deed from Paul J. Plummer and spouse, Mary Tom Plummer, recorded on the 13th day of March, 1992 in Deed Book 8574, Page 313, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. V. DAVIDSON'S HILLSBORO HIGHLANDS, as recorded in Plat Book 843, Page(s) 23.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 3028 23rd Ave S Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of July, 2014.

Ronald Lee Grubbs Jr.

Barbara W. Grubbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronald Lee Grubbs Jr. and Barbara W. Grubbs, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of July, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014