WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140048653 DEEDWARR
Recvd: 07/08/14 14:08 2 pgs
Fees:13.00 Taxes:610.50
20140708-0060099

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-20-18

(AFFIX SEAL)

TAMMY MCCORD STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Neville D. Shende	Fifth Third Mortgage Company	034070A02300CO
(NAME)	(NAME)	
627 Glenn Circle	5001 Kingsley Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Cincinnati, OH 45263	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141045

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, Lucia L. Callahan Cherry and husband, Larry Cherry**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Neville D. Shende and Dawn E. Shende, husband and wife**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING ~~Lot~~ Unit No. 23 on the Plan of Harbor Village, Section 1, (revised) a Planned Unit Development, of record in Plat Book 6900, page 37, as amended in Book 8250, page 490, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Lucia L. Callahan by Warranty Deed from Mandy J. Eden + married dated August 16, 2012 and filed of record in Instrument 20120820-0074389, Register's Office for Davidson County, Tennessee.

Lucia L. Callahan is now married to Larry Cherry, becoming known as Lucia L. Cherry. Lucia L. Callahan and Lucia L. Cherry are one and the same person.

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 6628, Page 577, and as amended in Book 6646, page 543, Book 10672, page 743, Instrument 20010817-0089318 and Instrument No. 20070205-0014894, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 627 Glenn Circle, Madison, TN 37115

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 7th day of July, 2014.

Lucia L. Callahan Cherry

Larry Cherry

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Lucia L. Callahan Cherry and husband, Larry Cherry, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Lucia L. Callahan Cherry and husband, Larry Cherry executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of July, 2014.

Commission expires: 9-21-15



Notary Public