BILL GARRETT, Davidson County
Trans:T20140085330 DEEDWARR
Recvd: 11/12/14 13:56 2 pgs
Fees:13.00 Taxes:425.50
20141112-0104358

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0151HV

STATE ~~OF TENNESSEE~~
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of November, 2014.

Notary Public
Commission Expires: 03-07-17

JULIE MOGAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mickey D. Trainer 826 Williamsburg West Drive Nashville, TN 37221	Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	142-06-0C-021.00 CO

WARRANTY DEED

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,

Sherry Lynn Thomas, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mickey D. Trainer, Jr., an unmarried man and Trina Berrios, an unmarried woman, tenants in common with rights of survivorship

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 Unit No. 16-B of the Doral Country Villa, Section 5, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, with the Master Deed and By-Laws of record in Book 5011, Page 395, as supplemented in Book 5194, Page 134, and as amended in Book 5194, Page 136, Instrument No. 20070504-0053687 and Instrument No. 20070523-0061626, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Doral County Villa, as of record in Book 5050, Page 93, said Register's Office for a more complete identification and description of said unit.

BEING the same property conveyed to Sherry Lynn Thomas, unmarried, by Warranty Deed from Nancy E. Tweedy, now being Nancy E. Tweedy Hasamear, and Clifford E. Hasamear, married, dated 11/20/02 and recorded 12/9/02 in Instrument No. 20021209-0151670, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 826 Williamsburg West Drive, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of November, 2014.

Sherry Lynn Thomas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sherry Lynn Thomas** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of November, 2014.

Notary Public
My Commission Expires: 10-28-2015

(Notary Seal)

