BILL GARRETT, Davidson County
Trans:T20140089529 DEEDWARR
Recvd: 12/01/14 08:45 2 pgs
Fees:13.00 Taxes:1024.90
20141201-0109596

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$277,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
24th DAY OF November, 2014.
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 2-11-16
(AFFIX SEAL)

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick Sherry 9000 Macauley Ln Nolensville, TN 37135	Acopia LLC 306 Northcreek Blvd Goodlettsvill TN 37072	Map 186 04 0A Parcel 083.00

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, we,

Shirley Sartin, an unmarried woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Patrick Sherry and Abbi Sherry, 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:

Land in Davidson County, Tennessee, being Lot No. 127 on the Final Plat of Burkitt Place, Phase 1-B, Section 1, as of record in Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Sartin by deed from Celebration Homes LLC, dated January 18, 2008, of record in Instrument No 20080124-0007369, Register's Office for said County.

This conveyance is made subject to the following:

1) 2015 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Matters shown on the Plan of record in Plat Instrument No. 20061109-0139669, said Register's Office.
4) Property is subject to all matters affecting said premises as contained in Declaration of Covenants, Conditions and Restrictions for Burkitt Place, and recorded Instrument No. 20070202-0014304, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Easement and Contribution Agreement, and recorded Instrument No. 20050816-0096915, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Easement Agreement, and recorded Instrument No. 20060317-0030915, Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in PUD Boundary Plat, and recorded Instrument No. 20050920-0113225, Register's Office for Davidson County, Tennessee.
8) Property is subject to all matters affecting said premises as contained in Right of Way Easement, and recorded Instrument No. 20061109-0139669, Register's Office for Davidson County, Tennessee.
9) Property is subject to all matters affecting said premises as contained in Sanitary Sewer and/or Storm Drainage, Water Main, Pumps and Appurtenances Easement, and recorded Book 3678, Page 723, Register's Office for Williamson County, Tennessee.
10) Property is subject to all matters affecting said premises as contained in Warranty Deed to State of Tennessee with respect to a project by the Tennessee Department of Transportation, and recorded Book 1481, Page 276, Register's Office for Williamson County, Tennessee.

This is ☐un ☒improved property known as: 9000 Macauley Ln Nolensville, TN 37135
(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 we do 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 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 my hand(s) this 24th day of November, 2014.

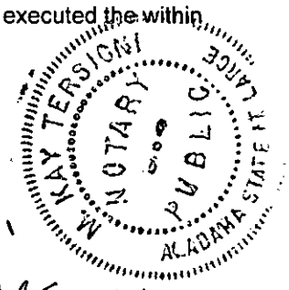
Shirley Sartin

STATE OF Alabama

COUNTY OF Morgan

Personally appeared before me, Shirley Sartin, with whom I am personally acquainted, (or who 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, at office, this 24th day of November, 2014.



NOTARY PUBLIC

My Commission Expires:

My Commission Expires AUG. 16, 2015

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027