BOX 50-B

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

**THIS INSTRUMENT PREPARED BY:**
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1006

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Rhonda Daugherty<br>8184 Londonberry Road<br>Nashville, TN 37221 | Owner | 141-15-D-143.00 |

BILL GARRETT, Davidson County
Trans:T20150006852 DEEDWARR
Recvd: 01/28/15 10:21 2 pgs
Fees:13.00 Taxes:1180.30
20150128-0008076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $319,000.00

Affiant

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My Commission Expires: 1-9-16
(Affix Seal)

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Steven Economos and wife, Mary Ellen Economos,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Rhonda Daugherty,** 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. 143 as shown on the Plan of Sheffield on the Harpeth, of record in Plat Book 7900, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Steven M. Economos and wife, Mary Ellen Economos, by Warranty Deed from Phillips Builders, Inc., a Tennessee corporation, dated July 29, 1994, of record in Book 9426, page 65, Register's Office for Davidson County, Tennessee.

This is improved property located at: **8184 Londonberry Road, Nashville, TN 37221**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the Plan of Sheffield on the Harpeth, Phase III-C, a Planned Unit Development, as of record in Book 7900, page 591; Register's Office for Davidson County, Tennessee. (4) All matters appearing on the PUD Boundary plat of record in Book 6900, page 9, as revised in Book 6900, page 395, Register's Office for Davidson County, Tennessee. (5) Declaration of Covenants, Conditions and Restrictions of record in Book 6925, page 900; as amended and supplemented in Book 7145, page 954; Book 8505, page 598; Book 8747, page 97; and in Book 9313, page 806; Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto and shown of record in Book 7145, page 964; as amended in Book 8146, page 463, said Register's Office. (6) Charter for Homeowners Association of record in Book 6939, page 983, Register's Office for Davidson County, Tennessee. (7) Consent Agreement of record in Book 8276, page 238, Register's Office for Davidson County, Tennessee. (8) Utility and Drainage Easement affecting subdivision of record in Book 9311, page 196, Register's Office for Davidson County, Tennessee. (9) Easement for electric power transmission line of granted to the United States of America of record in Book 4136, page 525, Register's Office for Davidson County, Tennessee, and (10) other matters of public record.

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. Whenever used, the singular number 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 **23rd** day of **January, 2015.**

**GRANTOR(S)**

Steven Economos

Mary Ellen Economos

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Steven Economos and Mary Ellen Economos** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free Act and Deed.

Witness my hand and official seal on this the **23rd** day of **January, 2015.**

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public
My Commission Expires: