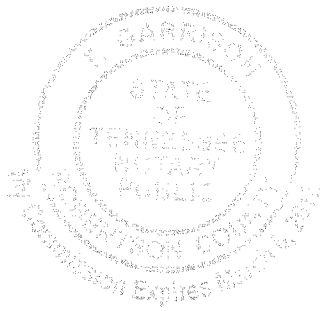
| | |
|---|---|
| Davidson County | DEEDWARR |
| Recvd: 04/30/15 14:18 | 3 pgs |
| Fees:18.00 Taxes:740.00 | |
| **20150430-0038917** | |

# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant Sheryl Rinehart

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28 day of April, 2015

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Foundation Title & Escrow, 2271 Wilma Rudolph Blvd. , Clarksville, TN 37040

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Sheryl Rinehart | Sheryl Rinehart | 146 12 0 019.00 |
| (NAME) 6263 Beckwith Road ~~5029 Timberhill Drive~~ | (NAME) 6263 Beckwith Rd | |
| (ADDRESS) Mt Juliet TN 37122 ~~Nashville, TN 37211~~ | (ADDRESS) Mt. Juliet, TN 37122 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Gregory B. Harrell, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Sheryl Rinehart, an unmarried woman**, 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. 361 on the Map of Section Five, Crieve Hall Estates, as of record in Book 2133, Page 91, Register's Office for said County, to which reference is hereby made for a more complete and description.,

Said Lot No. 361 fronts 134.55 feet on the west side of Timberhill Drive and runs back between lines, 248 feet on the north line, and 227.3 feet on the south line to a dead line in the rear on which it measures 121.3 feet.

Further being the same property conveyed to Gregory B. Harrell by Executor's Quitclaim Deed from Gregory B. Harrell, Executor of the Last Will and Testament of Lillian Bruce Harrell dated October 22, 2012 and recorded October 24, 2012 in Instrument No. 20121024-0097467 in the said Register's Office for Davidson County, Tennessee.

~~Further being conveyed to Grantor(s) by deed of record in Instrument # _____, Register's Office, DavidsonCounty, State of Tennessee.~~

File Number: CLA-151838

This property is not now nor has it ever been the principal residence of, Gregory B. Harrell , the Grantor or his spouse.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5029 Timberhill Drive, Nashville, TN 37211

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, has 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 our hands this 28th day of April, 2015.

Gregory B. Harrell

STATE OF TENNESSEE

COUNTY OF Wilson

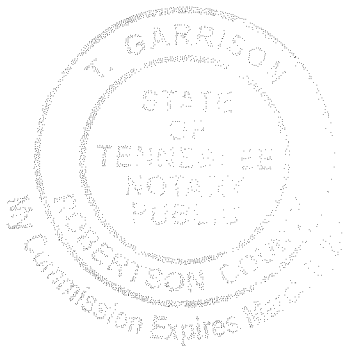
Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Gregory B. Harrell the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of April, 2015.

Notary Public

My Commission Expires:

(SEAL) 3-6-18




File Number: CLA-151838

True Copy Certification

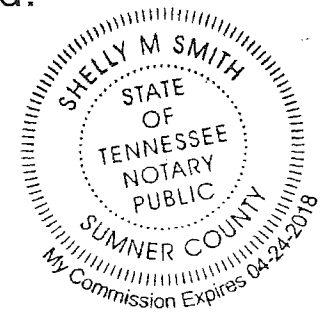
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.




Shelly M Smith

Shelly M. Smith