PLEASE RETURN TO:
WARRANTY TITLE INC CO.
165 INDIAN LAKE BLVD STE 100
HENDERSONVILLE, TN 37075

WARRANTY DEED

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Courtney D. Benjamin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2015

Melissa D. Rogers
Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peter Joseph Iodice III	Highlands Residential Mortgage, LTD	064 12 0A 812.00 CO
(NAME)	(NAME)	
812 Old Coach Place	12001 N. Central Expressway, Suite 750	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Beverly S. Moon, Sue S. Jared, and Sara S. Carter, as sole devisees of the Last Will and Testament of Milo Gould Sherman (aka Milo G. Sherman)** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Peter Joseph Iodice III,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 812 of Fox Run Condominiums, Section 2, Phase 2, as of record in Book 5200, Page 357, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of said unit.

BEING the same property conveyed to Milo G. Sherman and wife, Ruth W. Sherman by Warranty Deed from Harris A. Gilbert, Trustee and Norman W. Ginsberg, Trustee, dated 8/28/81 and recorded 9/25/81 in Book 5798, Page 628, Register's Office for Davidson County, Tennessee.

Ruth W. Sherman died April 30, 2006 leaving Milo G. Sherman as the surviving tenant by the entirety. Milo G. Sherman died testate on January 23, 2015. Pursuant to the terms of the Last Will and Testament of Milo Gould Sherman (aka Milo G. Sherman). It was the intent of the testator that any real property owned at his death be part of the probate estate and treated as forming part of his personal estate for purposes of administration. See Last Will and Testament of record in the Circuit Court of Davidson County, Tennessee (Probagte Division) Case No. 15P267.

Sue S. Jared executed this instrument on behalf of Beverly S. Moon pursuant to a Power of Attorney of record in Instrument No. 20150501-0039307, Register's Office, Davidson County, Tennessee.

Sue S. Jared executed this instrument on behalf of Sara S. Carter pursuant to a Power of Attorney of record in Instrument No. 20150501-0039308, Register's Office, Davidson County, Tennessee.

unimproved ☐

BILL GARRETT, Davidson County
Trans: T20150033269 DEEDWARR
Recvd: 05/01/15 10:37 2 pgs
Fees: 13.00 Taxes: 427.35
20150501-0039309

This is improved ☑ property, known as 812 Old Coach Place, Hermitage, TN 37076
(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/our hands this 29th day of April, 2015.

Beverly S. Moon by Sue S. Jared
Beverly S. Moon by Sue S. Jared, Attorney-in-fact
Attorney in Fact

Sue S. Jared
Sue S. Jared

Sara S. Carter by Sue S. Jared
Sara S. Carter by Sue S. Jared, Attorney-in-fact
Attorney in Fact

State of Tennessee
County of Sumner

Personally appeared before me Sue S. Jared with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2015.

Rebecca Campbell
Notary Public
My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

State of Tennessee

County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Sue S. Jared with whom I am personally acquainted and who acknowledged that she executed the within instrument on behalf of Beverly S. Moon and Sara S. Carter as their Attorney in Fact as the free act and deed of the within named Beverly S. Moon and Sara S. Carter.

Witness my hand and official seal on this 29th day of April, 2015.

Rebecca Campbell
Notary Public
My Commission expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

File No.: 150322