151982

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/18/15 14:40 2 pgs
Fees:13.00 Taxes:1165.50
20150518-0045628

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2015

Notary Public

MY COMMISSION EXPIRES: 4/2/18

(AFFIX SEAL)

CONNIE J. BUCHANAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Eda R. Shorette	New Owner	Map 172-5-B
(NAME)	(NAME)	
5833 Sterling Oaks Drive		Parcel 94.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **Michael V. Torlone and Mary Lynn Bryson,** ~~**wife and husband,**~~ hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Eda R. Shorette and Michael A. Shorette,** ~~**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:

(2) wife + husband husband and wife (2)

Land in Davidson County, Tennessee, being Lot 26, Sterling Oaks, Phase II, as shown on plat of record in Plat book 11190, Page 141, in the Register's Office, Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael V. Torlone and Mary Lynn Bryson, Husband and wife, by Warranty Deed from Pulte Homes Tennessee, Limited Partnership, recorded on December 27, 2002 as Instrument No. 20021227-0160007, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1190, page 141, said Register's Office; (c) Restrictive covenants contained in Book 10951, page 947, amended in Book 11514, page 959, said Register's Office; (d) Charter of record in Book 10951, page 540, said Register's Office; and (e) By-laws, of record in Book 10951, page 590, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 5833 Sterling Oaks Drive, Brentwood, TN 37027
(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 15th day of May, 2015.

Michael V. Torlone

Mary Lynn Bryson

State of Tennessee
County of Davidson

Personally appeared before me Michael V. Torlone and Mary Lynn Bryson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of May, 2015.

Notary Public Robert L. Scruggs

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

My Commission Expires: _____

File No.: 50115131

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

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
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018