File BOX 8

BILL GARRETT, Davidson County
Trans:T20150041027 DEEDWARR
Recvd: 05/27/15 14:14 2 pgs
Fees:13.00 Taxes:2497.50
20150527-0048702

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 57469
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Sherrill Prudence Sherrill 231 Carden Avenue Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 10413004000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$675,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Laura Anne Carr, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Sherrill and Prudence Sherrill, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46, Block "F" on the Map of Bransford Realty Co.'s Subdivision of Lots in Whitland Realty Co's Subdivision of record in Book 547, page 53, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Anne Carr, married by Warranty Deed from John A. Waide and wife, Barbara L. Sanders, dated June 21, 1996 and recorded on June 26, 1996 of record in Book 10098, page 760, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 53, said Register's Office.

This is improved property, known as 231 Carden Avenue, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of May, 2015.

Laura Anne Carr
Laura Anne Carr

State of Tennessee

County of Davidson

On this 22nd day of May, 2015, before me the undersigned authority, personally appeared Laura Anne Carr to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $675,000.00.

Margaret L. Avera
Affiant

Sworn and subscribed before me this 22nd day of May, 2015.

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

Notary

My Commission Expires