WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041647 DEEDWARR
Recvd: 05/29/15 08:59 2 pgs
Fees:13.00 Taxes:1128.50
20150529-0049499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 6-4-17 (AFFIX SEAL)

VALERIE L. KANE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Comm. Expires June 4, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne E. Hari	First Community Mortgage Inc.	
(NAME)	(NAME)	
3045 Brookview Forest Drive	275 Robert Rose Drive	180-4-B 24 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ERICA N. GRIGSBY SHERRILL AND MATTHEW P. SHERRILL, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANNE E. HARI, A MARRIED PERSON,** HEREINAFTER CALLED THE GRANTEE, HER 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. 24 on the Plan of Phase 1, Brookview Forest, of record in plat instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Erica N. Grigsby and Matthew P. Sherrill by deed from Doug A. DuKane and wife, Stacy L. DuKane, of record in Instrument No. 20120927-0087883, Register's Office for Davidson County, Tennessee. Erica N. Grigsby and Matthew P. Sherrill have since married. Erica N. Grigsby is now known as Erica N. Grigsby Sherrill.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Instrument No. 20030716-0099526, said Register's Office; (c) restrictive covenants of record in Book 4428, page 138, Book 4479, page 448, Book 4276, page 715, Book 4404, page 448, Instrument No. 20030829-0125803 and Instrument No. 20050505-0050962, said Register's Office; and (d) easements of record in Book 8404, page 676 and Instrument No. 20021007-0121969, said Register's Office.

Unimproved
This is improved X property, known as 3045 Brookview Forest Drive, Nashville, TN 37211
(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 hand this 26th day of May, 2015.

ERICA N. GRIGSBY SHERRILL

MATTHEW P. SHERRILL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica N. Grigsby Sherrill and Matthew P. Sherrill, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of May, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015