Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is ~~$155,000.00~~

CARLA R. DILLARD
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Affiant

Subscribed and sworn to before me, this 28th day of May, 2015.

Notary Public
My commission expires:

02-1504-49462

Address of New Owner:	Send Tax Bills to:	Tax Information
Sherrie Richards 553 Croley Drive Nashville TN 37209	Same	090-12-0-287.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lynda Sharon Wolfenbarger, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sherrie Richards, hereinafter called the Grantees, their successors 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. 23, in Block B, on the Plan of Crolywood (erroneously referenced in prior deed as Croleywood) Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lynda Sharon Wolfenbarger, a single woman by deed from Jeffery Roach and wife, Jennifer R. Roach, dated December 30, 1999, recorded January 12, 2000, of record in Instrument No. 20000112-0004199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 553 Croley Drive, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150045202 DEEDWARR
Recvd: 06/09/15 10:27 2 pgs
Fees:13.00 Taxes:573.50
20150609-0053969

WITNESS my hand this 28th day of May, 2015.

Lynda Sharon Wolfenbarger

Lynda Sharon Wolfenbarger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lynda Sharon Wolfenbarger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 28th day of May, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

