Davidson County	DEEDWARR
Recvd: 06/09/15 15:26	3 pgs
Fees:18.00 Taxes:4717.50	
20150609-0054337	

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

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: () Title No.: 57397
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Sherrie P. Sehrt David G. Schrt 134 Vaughns Gap Road Nashville, TN 37205	Same

TAX MAP PARCEL NUMBERS: 12907000700

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,275,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Roy J. Gilleland, III and Carlene S. Gilleland**, Husband and wife, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Sherrie P. Sehrt and David G. Sehrt**, wife and husband, 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. 61 on the Plan of Section I, West Meade Farms, Inc., of record in Book 1424, page 47, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Vaughn's Gap Road at the common corner of Lots Nos. 61 and 62; thence along the line between said lots, North 17° 05' East 672 feet to a point in the rear line of Lot No. 50; thence along the line between Lot Nos. 50 and 61, South 54° 41' East 55.6 feet to the corner of Lots Nos. 50 and 51; thence along the line between Lots No. 51 and 53, and 61 South 54° 41' East 529.7 feet; thence South 35° 15' East 120.3 feet to the corner of Lots Nos. 60 and 61; thence with the line between said Lots, South 54° 53' West 606.2 feet to a point in the easterly margin of Vaughn's Gap Road; thence with the margin of the same, in a northwesterly direction 35.2 feet to a monument, thence with a curve around the margin of said road, westerly 216.9 feet to a monument and continuing westerly with said road 53.4 feet to the beginning.

Being the same property conveyed to Roy J. Gilleland, III, and wife, Carlene S. Gilleland by Warranty Deed from Michael B. Kruse and wife, Mary Jean Kruse, dated September 15, 1989, recorded on September 20, 1989, in Book 7947, page 938, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Taxes for 2015, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 12907000700; The Plan, with Owner's Certificate, of record in Book 1424, page 47, said Register's Office, shows an owner's certificate, a 100 foot minimum setback line from Vaughn's Gap Road and a 10 foot easement for public utility purposes along the rear line of said lot; and an easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 6172, page 43, said Register's Office.

This is improved property, known as 134 Vaughns Gap Road, 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 8th day of June, 2015.

Roy J. Gilleland, III

Carlene S. Gilleland

State of Tennessee

County of Davidson

On this 8th day of June, 2015, before me the undersigned authority, personally appeared Roy J. Gilleland, III and Carlene S. Gilleland, 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.

Notary

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of Tennessee

County of _____

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,275,000.00.

Affiant

Sworn and subscribed before me this 8th day of June, 2015.

Notary

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

