STATE OF Tennessee
COUNTY OF Davidson

BILL GARRETT, Davidson County
Trans:T20150048030 DEEDWARR
Recvd: 06/17/15 08:52 2 pgs
Fees:13.00 Taxes:924.63
20150617-0057509

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May, 2015.

Notary Public

MY COMMISSION EXPIRES:

File No. G15-1603D MY COMMISSION EXPIRES 1-23-2017

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jonathan Deaver (NAME)	New owner (NAME)	180-4-A-14 CO
704 Sherbrooke Court (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Gloria M. Rhodes, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jonathan Deaver**, 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the plan of SECTION ONE, HIGHLAND CREEK, as shown by plat of record in Plat Book 9700, Page 959-960, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Gloria M. Rhodes, a single woman from Steve C. Vining, married, by Deed dated February 16, 2010, as Instrument No. 20100225-0014345, in the Register's Office for Davidson County, Tennessee.
This is not the marital homestead of the Grantor.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 11568, page 311 and Instrument No. 20000413-0037474, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 9700, page 959-960, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement as recorded in Book 11338, page 738, Register's Office for Davidson County, Tennessee.

4. Bylaws of record in Book 11568, page 301, Register's Office for Davidson County, Tennessee.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20031014-0151693, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 704 Sherbrooke Court, Nashville, TN 37211.

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. Whenever 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 hand(s) this 18th day of May, 2015.

Gloria M. Rhodes

Gloria M. Rhodes

May 18, 2015
Date

STATE OF Alabama

COUNTY OF Colbert }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named, Gloria M. Rhodes, a married woman, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of May, 2015.

CHRISTA GRIFFIN NOTARY PUBLIC ALABAMA AT LARGE MY COMMISSION EXPIRES 1-23-2017

My Commission Expires: _____

Christa Griffin
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066