BILL GARRETT, Davidson County
Trans: T20150050993 DEEDWARR
Recvd: 06/25/15 10:54 2 pgs
Fees: 13.00 Taxes: 536.50
20150625-0061122

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $145,000.00 Affiant Subscribed and sworn to before me, this 24th day of June, 2015 Notary Public My commission expires: 5-20-19

THIS INSTRUMENT PREPARED BY
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Andrew S. Timothy and Shanna M. Timothy	**Guaranty Trust Company**	**075-13-0-174.00**
319 Bonnaridge Drive	**3500 Parkway Lane St. 415**	
Hermitage, TN 37076	**Norcross, GA 30092**	

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 HEREBY ACKNOWLEDGE, WE,

Sherrie L. Chesser, single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrew S. Timothy and Shanna M. Timothy, husband and wife

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. 56 on the Plan of Hermitage Hills of record in Plat Book 2900, Pages 48 and 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Lot No. 56 fronts 80.0 feet on the Northerly side of Bonnaridge Drive and runs back between lines measuring 157,70 feet on the Westerly side and 122.0 feel on the Easterly side to a broken line in the rear on which it measures 113.1 feet.

Being the same property conveyed to Sherrie L. Chesser, single woman by Warranty deed from Kathryn L. Selley and Thomas W. Selley, wife and husband of record in Instrument No. 20130611-0059534 Register's Office for Davidson County, Tennessee, dated May 15, 2013 and recorded on June 11, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

This conveyance is subject to Subject to all matters shown on the Plan of record in Plat Book 2900, Page (s) 48 and 49, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 2992, Page 53 and Book 2998, Page 231, in the 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 is improved (X) unimproved ( ) property known as 319 Bonnaridge Drive, Hermitage, TN 37076.

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 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/our hand(s) this 24th day of June, 2015.

Sherrie L. Chesser

Sherrie L. Chesser

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, a Notary Public of said County and State, Sherrie L. Chesser, the within named grantor, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of June, 2015.

Notary Public

My Commission Expires: 5-20-19

JESSICA GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File #: **7015125**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027