WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053514 DEEDWARR
Recvd: 07/02/15 11:24 2 pgs
Fees:13.00 Taxes:660.45

20150702-0064222

LIBBY WEBSTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $178,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of June, 2015

Notary Public

MY COMMISSION EXPIRES: December 16, 2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hardie V. Sorrels III Amy H. Sorrels	OWNER	114-12-0-A 002.00C0
(NAME)	(NAME)	
103 Stonecrest Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **LaTonya L. Todd,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hardie V. Sorrels, III and wife, Amy H. Sorrels and Reed H. Sorrels, unmarried,** 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. 2 on the Plan of Stoneridge Townhomes, Phase 1, as shown on plat of record in Exhibit B of Instrument No. 20060721-0088352, in the Register's Office for Davidson county Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to LaTonya L. Todd by deed being recorded on 5/2/07 in Instrument 20070502-0052421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 103 Stonecrest Drive, Nashville, TN 37209
(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/our hands this 24th day of June, 2015.

LaTonya L. Todd

State of Tennessee
County of Rutherford

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

WITNESS my hand and seal this 24th day of June, 2015.

Notary Public Libby Webster
My Commission Expires: December 16, 2018

File No.: 20330

