ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Thomas Sherrard & Dana Sherrard 802 Cresent Road Nashville, TN 37205	New Owner	Map and Parcel 11604009400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Leroy J. Ellis, III and wife, Cynthia Suzanne Tierney Ellis (The "Grantors") have bargained and sold, and by these presents do transfer and convey Thomas Sherrard and Dana Sherrard, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 72 and a small part of Lots Nos. 73, 74 and 75, on the map of Clearview Subdivision, as of record in Book 843, Page 8, Register's Office for said County, and described as follows:

Beginning at a point in the south margin of Crescent Road or Parmer Avenue, the common corner of Lots Nos. 72 and 71; thence with the line between said lots southerly 211.9 feet of the north line of Lot No. 69, thence with the line of the same easterly 90.4 feet to the line between Lot No. 72 and 75; thence northerly with the line between said lots to a point at the south corner of a triangle conveyed to Allen W. Murphy and wife, by deed of record in Book 1281, Page 667, said Register's Office, and continuing along the east line of said triangular tract to the south margin of Crescent Road or Parmer Avenue; thence with the margin of the same westerly 97.2 feet to the beginning.

Being the same property conveyed to Leroy J. Ellis, III and wife, Cynthia Suzanne Tierney Ellis by Deed from Leroy J. Ellis, III of record in Instrument Number 20150507-0041844, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2015 Davidson County taxes are not yet due and payable.
2. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record in Book 843, page 8; any and all applicable governmental and/or zoning regulations; taxes as of the date of closing and assumed by the Grantees herein.

This is improved real property located on 802 Crescent Road, Nashville, Tennessee 37205.

BILL GARRETT, Davidson County
Trans:T20150058338 DEEDWARR
Recvd: 07/17/15 11:52 2 pgs
Fees:13.00 Taxes:2053.50
20150717-0070059

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $555,000.00.

Nancy Enoch
Affiant

Subscribed and sworn to before me this 14 day of July, 2015.

Amy C. Schleier
Notary Public

AMY C. SCHLEIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Commission Expires: 9-11-17

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 13 day of July, 2015.

Leroy J. Ellis III

Cynthia Suzanne Tierney Ellis

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared, Leroy J. Ellis, III and wife, Cynthia Suzanne Tierney Ellis whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal of Nashville, Tennessee, on this 13th day of July, 2015.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017